

# THE REAL OPPORTUNITY

## SE REGION



**6969 - 112 AVENUE SE**

**FOR SALE**

- Rare, fully serviced land opportunity
  - Minutes to the future Stony Trail Ring Road interchange
  - 3.30 acres approx.

### FEATURE LISTING



**BAY 125,**

**1055 - 48TH STREET SE**

**FOR SALE**

- 4,361sq.ft approx. including 2,160 sq.ft of 1st class office build-out and 2,201sq.ft of Warehouse
  - 1 drive-in loading door
- Beautifully developed condo bay with almost \$260,000 in improvements
- Sound insulated floors, walls and stairs
  - Shower, change room and state of the art kitchen
- Brand New Air Make-Up System



**4650 - 112 AVENUE SE**

**FOR SALE**

- Easy Access to Barlow Trail and future Calgary Ring Road
- Lot backs on to Park Area
  - 1.53 acres approx.



**3645 48TH AVENUE SE**

**FOR SALE**

- 14,480 approx.
  - Rare free standing building
- Located just north of 50th Avenue
- Fenced yard and ample parking



**37 INDUSTRY WAY SE**

**FOR SALE/ BUILD TO SUIT**

- Close proximity to Barlow Trail and future Calgary ring Road
- The land is leveled, bermed and graveled with recycled asphalt
  - 4.42 acres approx.



**9525 Endeavor Drive**

**FOR LEASE**

- Free standing building on 1.5 acres
  - 12,000 sq.ft approx.
- Fenced and compacted graveled yard
  - 16 parking stalls available
  - Ready Fall 2009



**Bay 28, 11010 46th Street SE**

**FOR LEASE**

- 2,700 + sq.ft approx.
- New Eastlake Condo bay
- Office weell build to suit



**# 200, 7505 - 48th Street SE**

**FOR SUBLEASE**

- 2,670 sq.ft approx.
  - Quality suburban office pod
  - Below market rental rates
- Excellent access to 52nd Street SE, Barlow, Glenmore and Deerfoot Trails



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## NE REGION



### BAYS 4B - 6

1480 - 28TH STREET NE

#### **FOR LEASE**

- 6,375 sq.ft approx.
- 3 dock and 1 drive in
- Yard can be made available
- Ideal for wholesale distribution tenant
- Excelent manufacturing/distribution facility
- Close access to Barlow Trail and Calgary International Airport

### **FEATURE LISTING**



### BAY 5,

409 38TH AVENUE NE

#### **FOR SALE**

- 3,895 sq.ft approx.
- 10' -12' clear ceiling
- 1 drive-in loading door
- Located in the desirable Greenview district
- Minutes from Deerfoot trail McKnight Boulevard and Downtown Calgary
- 8 existing offices and 3 washrooms
- Bright open reception area



### BALZAC, ALBERTA

#### **FOR SALE**

- Rare, industrial land opportunity
- 13.41 acres approximately
- DC - 99 zoning
- Subdivision approved, and ready for immediate development
- Minutes to the new Stoney Trail Ring Road



### BAYS 1 - 6,

1440 - 28TH STREET NE

#### **FOR LEASE**

- 15,300 sq.ft approx. (extensive office)
- Located in a Multi-Tenant building with rear drive-in loading
- 2 dock and 2 drive in doors
- Close access to Barlow taril and Calgary International Airport



### BAYS 100 - 101A,

3016 - 10TH AVE NE

#### **FOR LEASE**

- 12,002 sq.ft approx. (extensive office)
- Drive in loading
- Office to me modified to suit user



### BAYS 3 & 10

1715 - 27TH AVENUE NE

#### **FOR LEASE**

- 3,100 sq.ft approx. per bay
- Office/Warehouse bays
- Convenient location
- Close to Deerfoot Trail, Barlow Trail and Calgary International Airport
- Ample parking
- Facing municipal park



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