



For Sale or Lease

Property Highlights

- 4,128 s.f. available for sale or lease
- High quality construction
- Main floor open showroom/office with second floor office and warehouse

3750 - 46 Avenue SE

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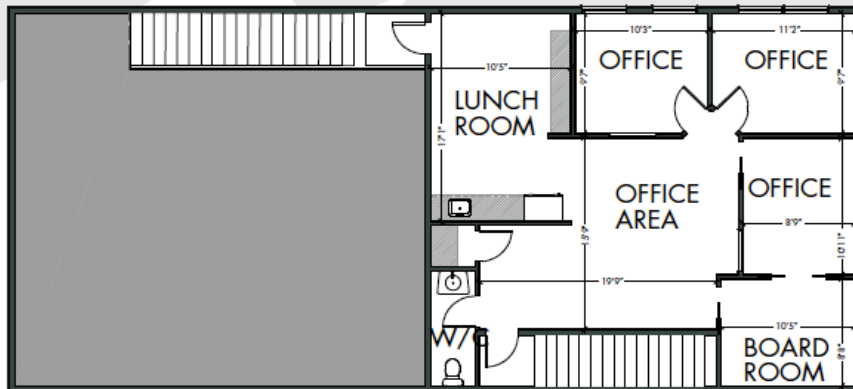


Property Information

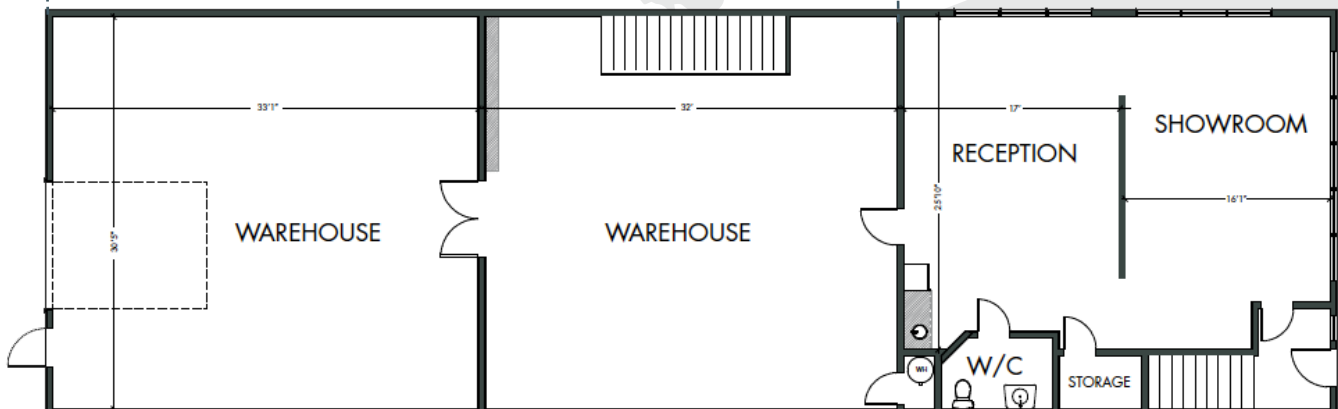
Address:	3750 - 46 Avenue SE, Unit 113	Power:	200 amps @ 208 volts, 3 phase (TBV)
District:	Eastfield	Sprinklers:	Yes
Zoning:	I-B (Industrial Business)	Heating:	HVAC in office, gas fired in shop
Square Feet:	Main floor showroom: 1,110 s.f.	Lease Rate:	\$9.75 per s.f.
	Second floor office: 1,112 s.f.	Op. Costs (2019):	\$6.92 per s.f.
	<u>Warehouse:</u> 1,906 s.f.	Sale Price:	\$866,000.00 (\$210 per s.f.)
	Total: 4,128 s.f.	Available:	Immediately
Ceiling Height:	22' clear		
Loading:	1 (10'x12') drive-in door		

Floor Plan

Second Floor Office



Main Floor



Property Photos



Aerial Map

