

FOR LEASE



3953 - 112th Avenue SE, Bay 167, Calgary, AB
14,595 sq. ft. Corner Showroom & Office with High Visibility



 Over 40
Parking Stalls

 Dock & Drive-in
Loading

 Prime
Corner Unit

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

TOTAL LEASEABLE AREA: +/- 14,595 sq. ft.
Showroom: +/- 5,220 sq. ft.
Service / Warehouse: +/- 3,720 sq. ft.
Total: +/- 8,940 sq. ft.

Second Floor Office: +/- 5,655 sq. ft.

NET LEASE RATE:

\$12.00 per sq. ft. per annum

OPERATING COSTS:

\$7.71 per sq. ft. (est 2026)

***Payable on main floor only**

AVAILABLE:

October 1st, 2026

YEAR BUILT:

2006

DISTRICT:

Eastlake Industrial

ZONING:

(I-G) Industrial General

CEILING HEIGHT:

24'

ELECTRICAL:

200 amps, 600 volts (TBV)

LOADING:

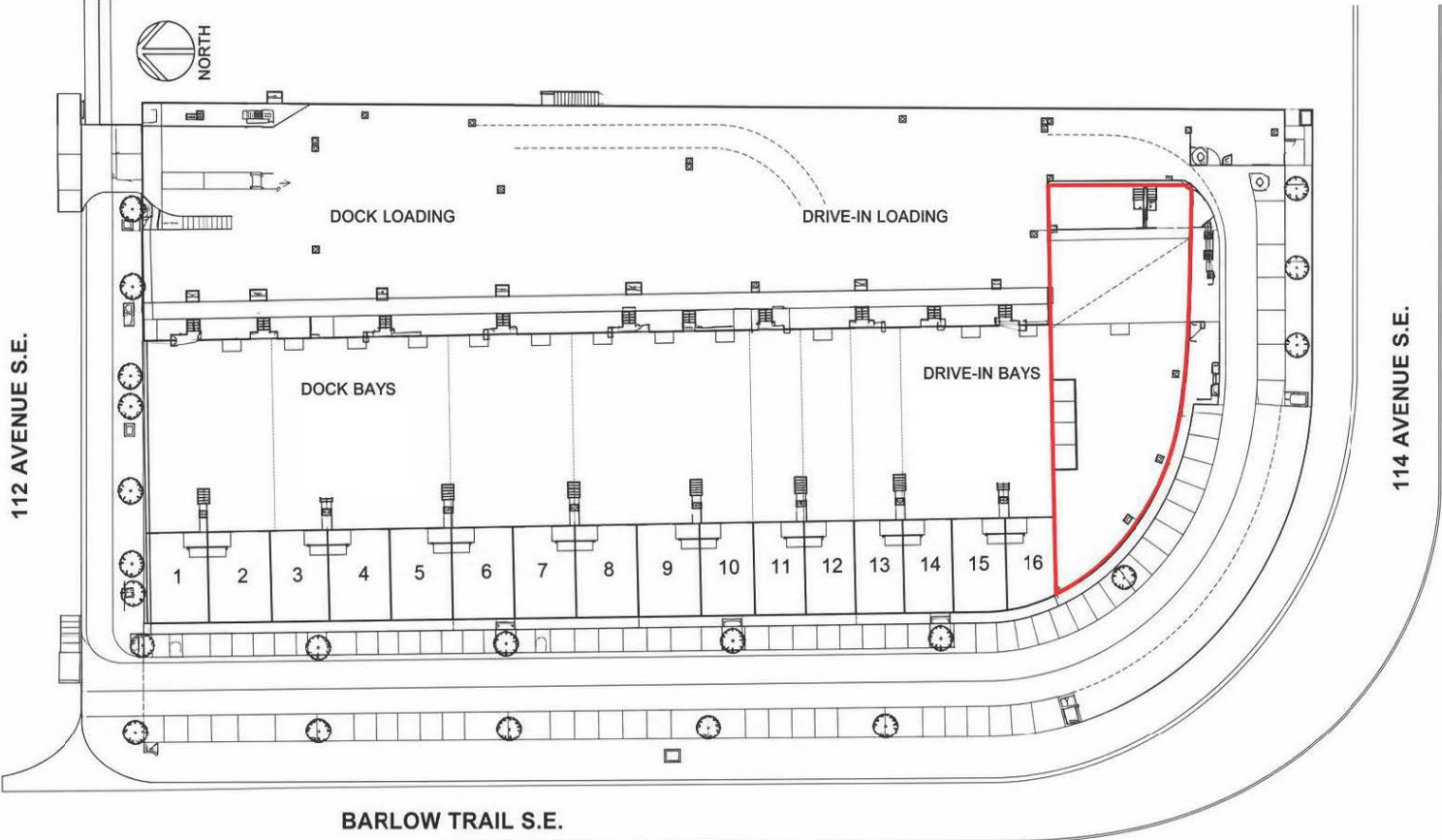
1 - 12' x 14' Drive-in
1 - Dock Door with Leveler

COMMENTS:

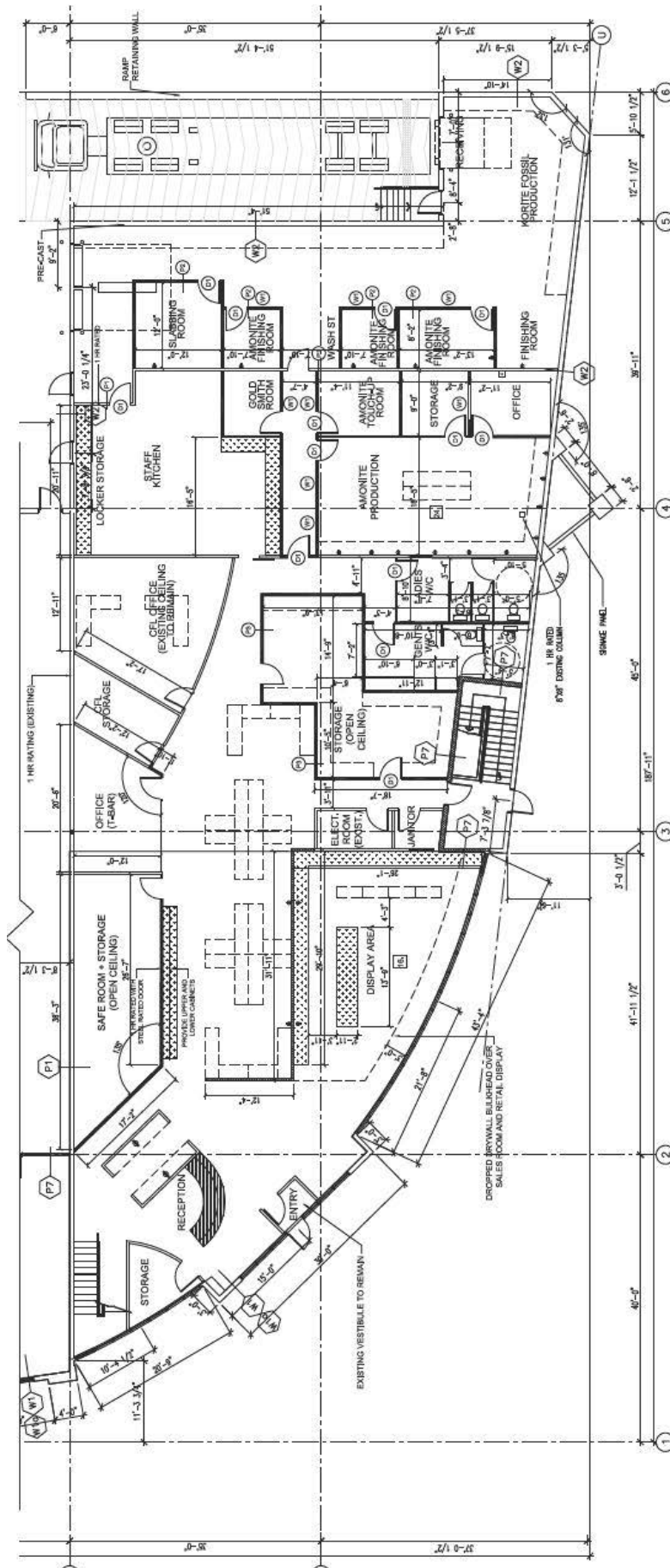
- » High profile visibility at corner of Barlow & 114th Avenue with additional pylon signage at no cost
- » Operating costs payable on main floor only
- » Over 40 parking stalls available
- » Well maintained complex
- » Dock and Drive-in loading
- » Large marshaling area
- » Close to staff amenities
- » Easy access to major routes; Deerfoot Trail & Stoney Trail



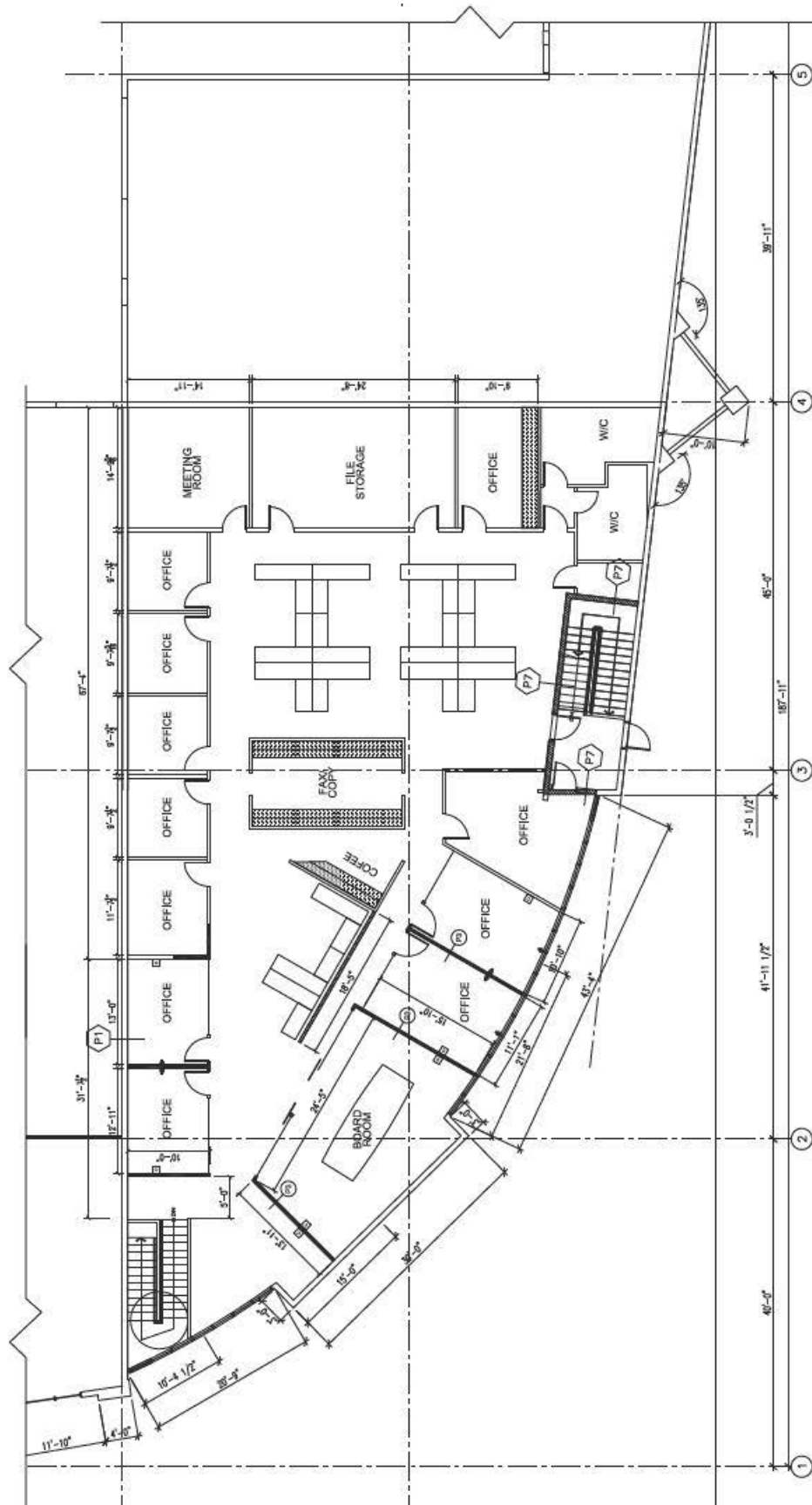
SITE PLAN



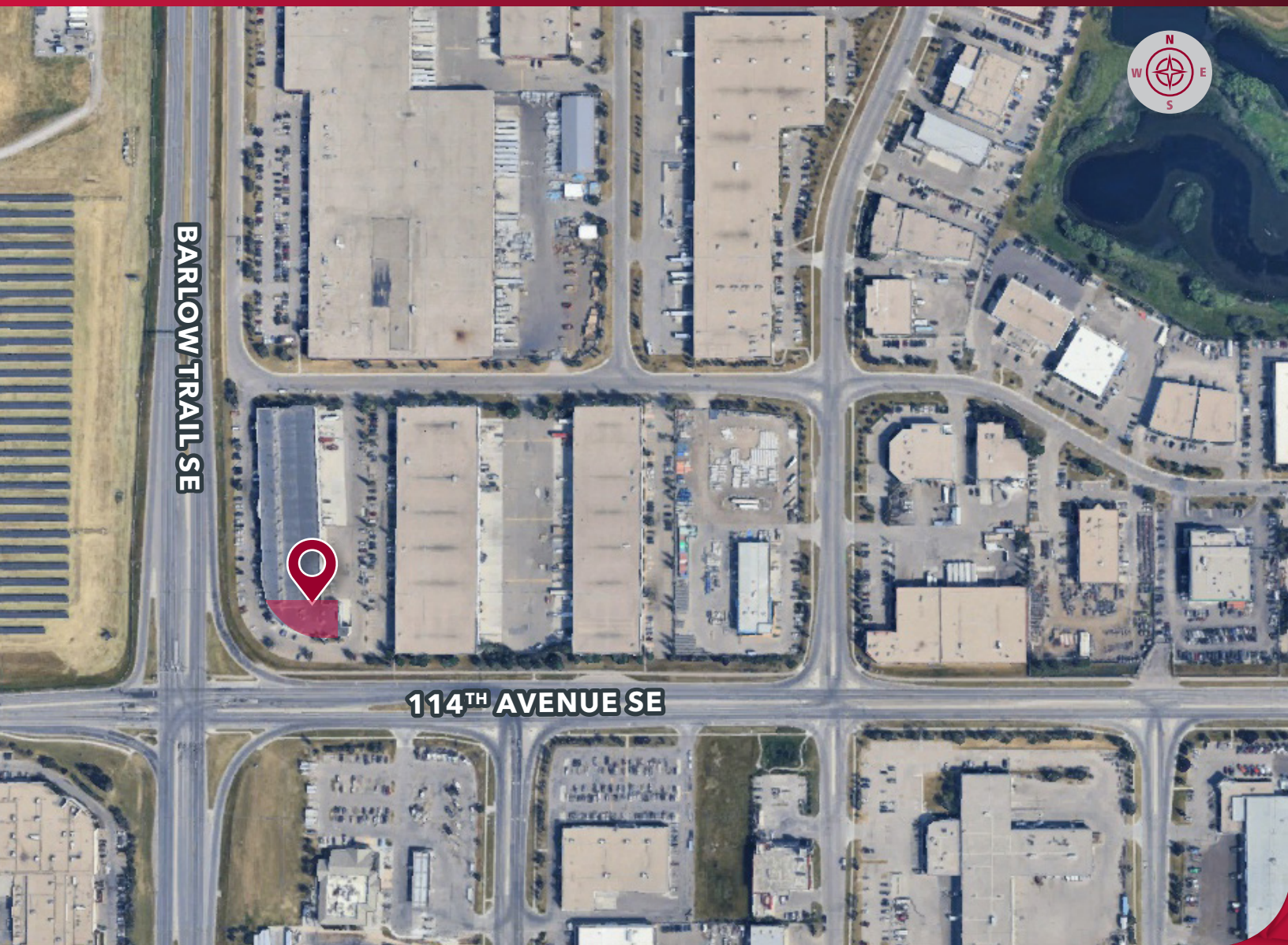
FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - SECOND FLOOR



LOCATION



CONTACT US

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COMMERCIAL REAL ESTATE SERVICES