

# FOR LEASE



**3953 - 112<sup>th</sup> 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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# PROPERTY DETAILS

## AVAILABLE AREA:

Showroom: +/- 5,220 sq. ft.  
Service / Warehouse: +/- 3,720 sq. ft.  

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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)

**\*Main floor only**

## AVAILABLE:

October 1<sup>st</sup>, 2026

## YEAR BUILT:

2006

## DISTRICT:

Eastlake Industrial

## ZONING:

(I-G) Industrial General

## CEILING HEIGHT:

24' (TBV)

## ELECTRICAL:

200 amps, 120/208 volts (TBV)

## LOADING:

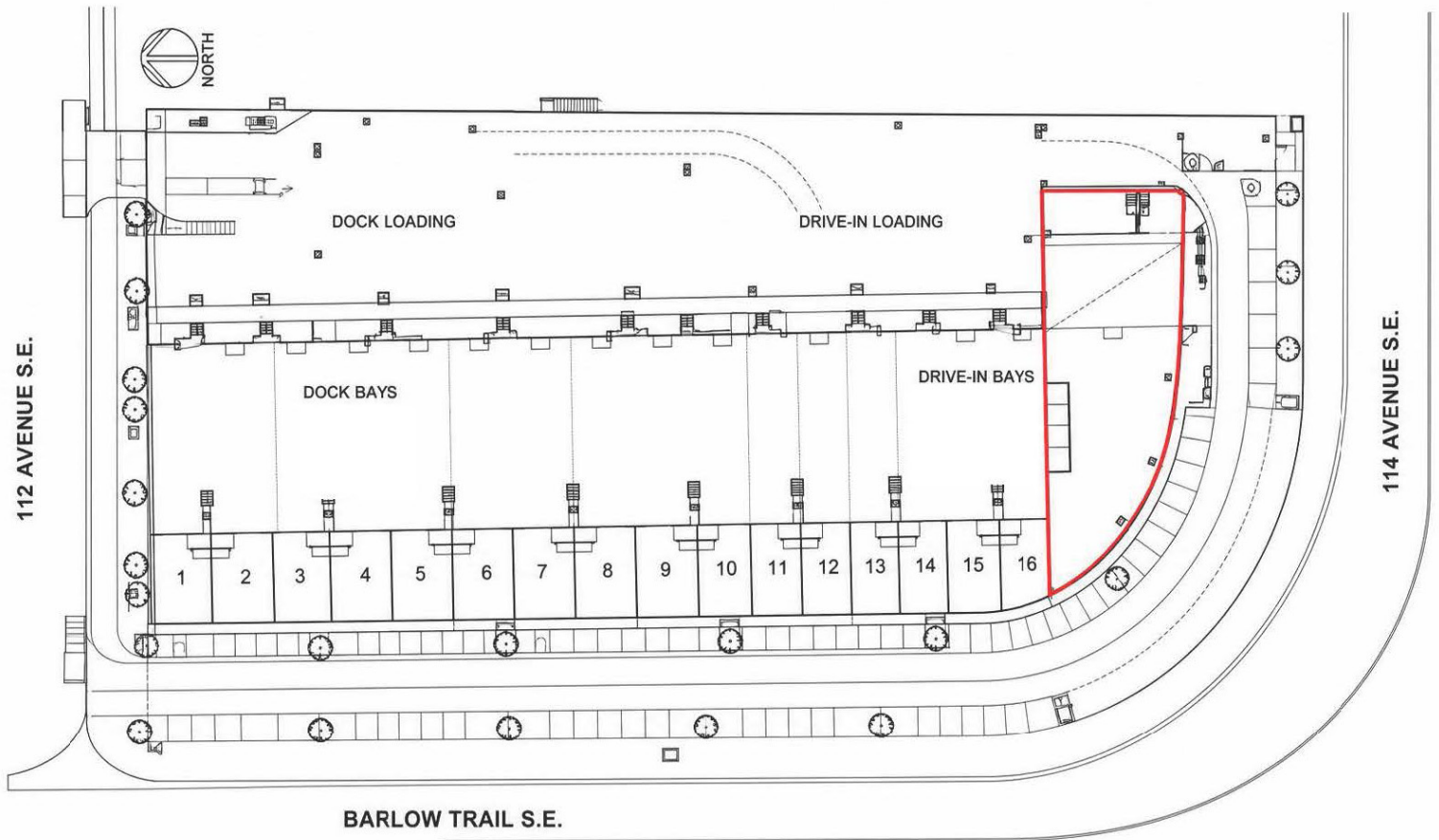
1 - 12' x 14' Drive-in  
1 - Dock Door with Leveler

## COMMENTS:

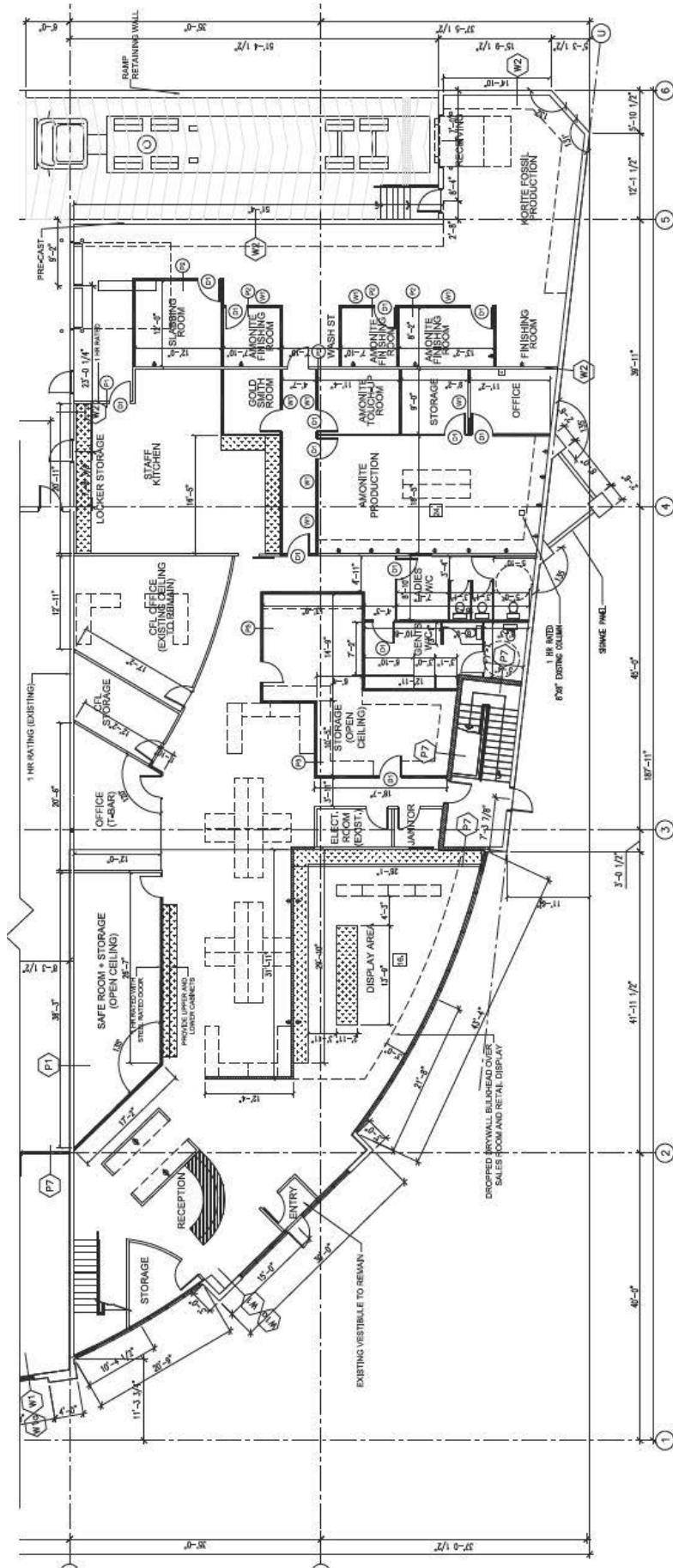
- » Operating costs payable on main floor only
- » Well maintained complex
- » Close to staff amenities
- » Over 40 parking stalls available
- » Dock and Drive-in loading
- » Large marshaling area
- » Ample double row parking at front with additional parking at rear
- » High profile visibility at corner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



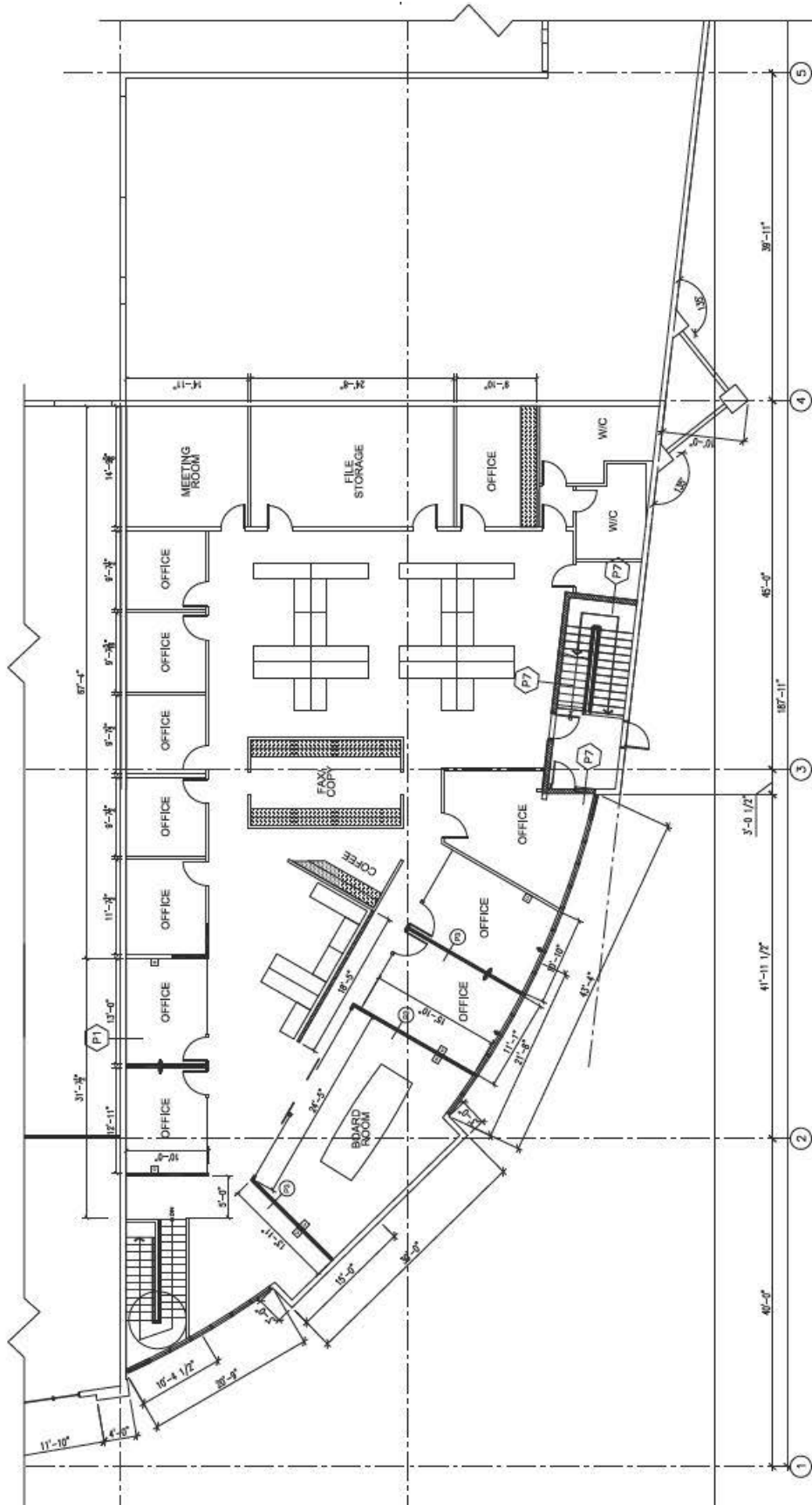
# SITE PLAN



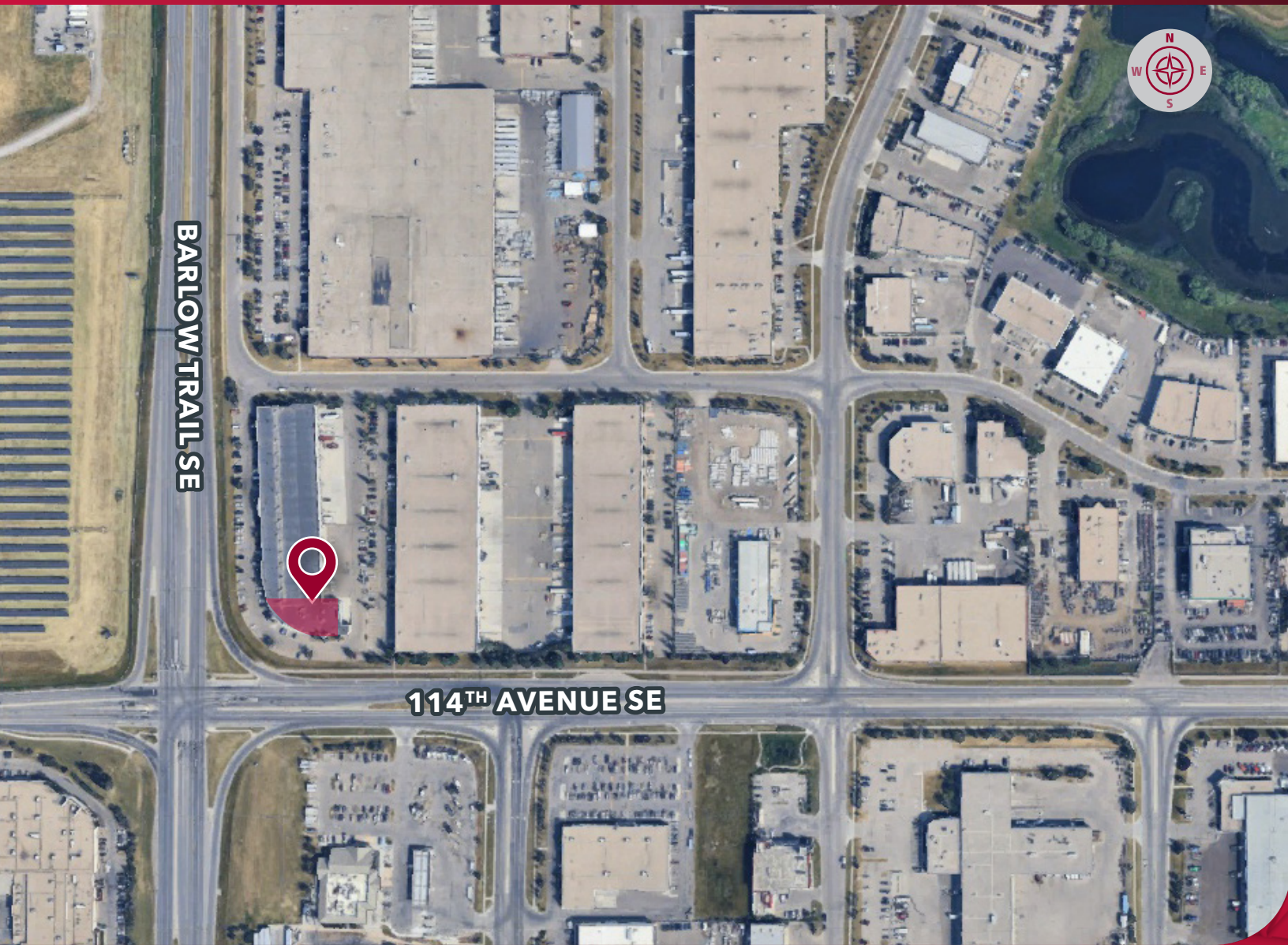
# FLOOR PLAN - MAIN FLOOR



# FLOOR PLAN - SECOND FLOOR



# LOCATION



## CONTACT US

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COMMERCIAL REAL ESTATE SERVICES