

KINGSVIEW CROSSING

2903 Kingsview Blvd S.E. Airdrie, AB T4A 0C4

RETAIL / OFFICE / COMMERCIAL / INDUSTRIAL
1400 - 1575 Sq. Ft. ± Bays for Sale or Lease



For Further Information Please Call:

ED EGGERER

CENTURY 21 PowerRealty.ca

Bus: 403.912.0941 Cell: 403.669.3263

www.AirdrieCommercialRealEstate.ca

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.



2903 Kingsview Blvd S.E.

ZONING: IB1 (Light Industrial)

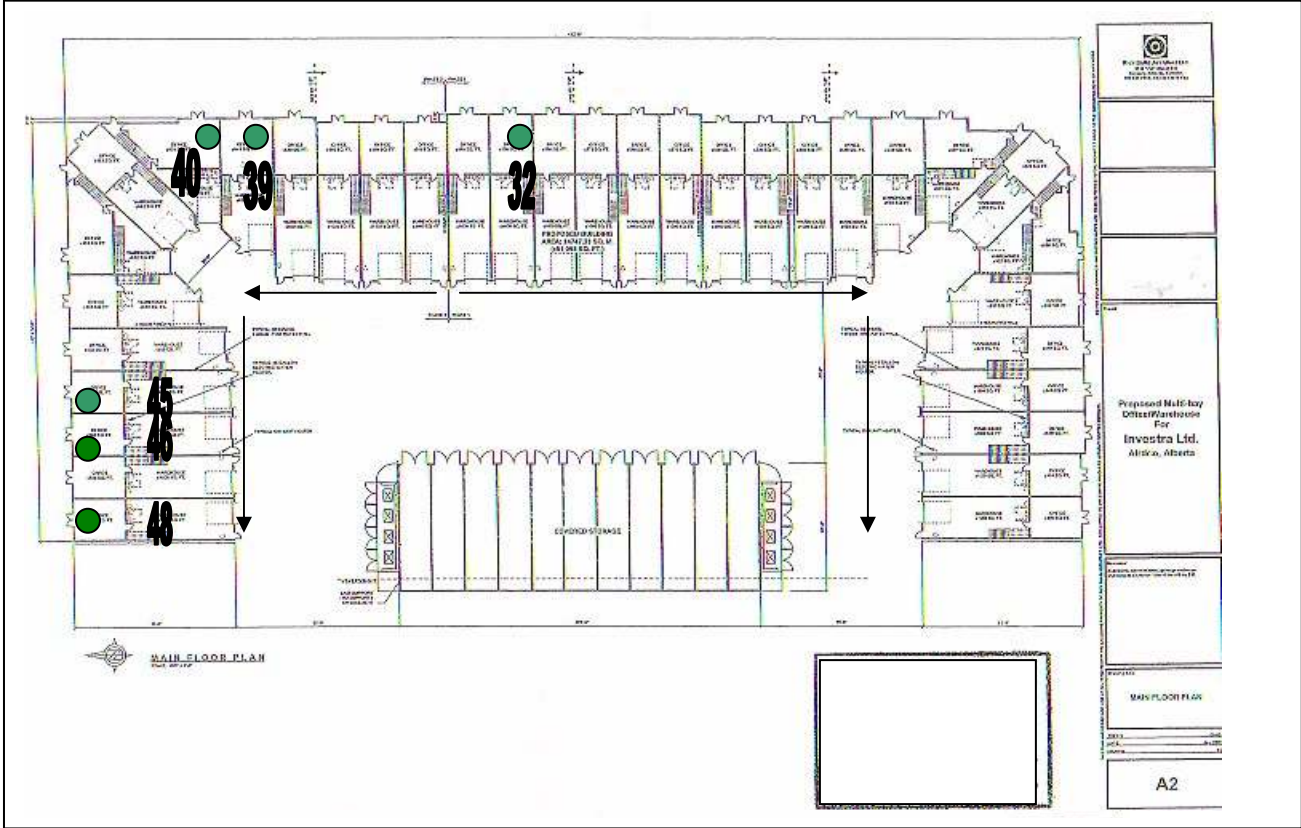
LEASE RATE: \$13.00/sf NET escalating plus OP costs (condo fees & taxes), plus utilities.

<u>BAY #</u>	<u>UNIT</u>	<u>SQ. FT±</u>	<u>UNIT COST</u>	<u>2011 - 2012 CONDO FEE*/MO</u>	<u>2011-2012 TAXES/MO</u>
302	32	1575	\$275,625	\$326.70	\$169.54
205	39	1400	\$252,000	\$291.85	\$184.62
204	40	1535	\$276,300	\$320.17	\$177.63
104	45	1505	\$270,900	\$313.64	\$177.63
103	46	1505	\$270,900	\$313.64	\$177.63
101	48	1575	\$275,625	\$328.88	\$173.09

**Reserve (estimated at .34¢/sf) & GST extra*

- Conventional steel construction
- Steel cladding at the rear and sides
- Standing Steel roof
- Combination of stucco, glass and steel on the front elevation
- Paved front and rear parking areas; Rear parking area is gated and fenced with chain link
- Demising walls have one hour fire rating (not finished)
- 24' Ceiling height
- One 2pc rough-in for bathroom
- 5" Concrete slab floor
- 100 amp panel
- Sump in rear warehouse
- Individually metered for gas, water, and power
- Glazed front entrance door
- Steel rear man door
- Insulated overhead door
- One HVAC stubbed in
- One overhead Heater
- One Hot water tank - electric

SITE PLAN



● Available

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