



WE ARE
COMMERCIAL

FOR LEASE

\$8.00 Per SF

5912 54 Avenue



COMMERCIAL EXPERTS TEAM

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THE PROPERTY

5912 54 AVENUE
RIVERSIDE MEADOWS

FOR LEASE

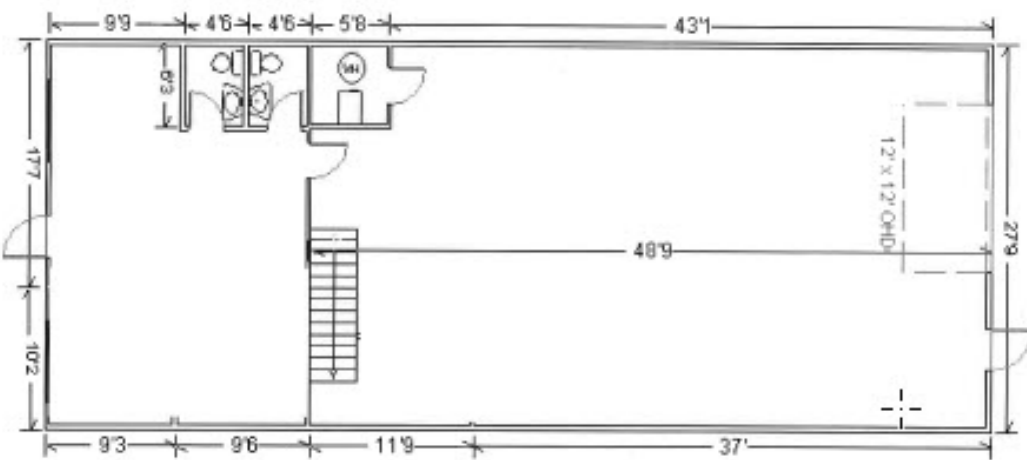
- 1,986 SF Industrial building in Riverside Meadows
- Open front showroom with reception area and washrooms
- Shop area includes florescent lighting, newer forced air furnace, floor drain, storage mezzanine and 12'x12' overhead door
- 49'x30' rear yard is fully fenced with gate
- Great redevelopment opportunity with area now catering towards more commercial uses

PROPERTY DETAILS

| | |
|------------------------|---|
| Location | 5912 54 Avenue |
| Legal Plan | Lot 25 Block 17 Plan 7922177 |
| Total Area | +/- 1,986 SF |
| Lot Size | +/- 3,563 SF |
| Parking | Parking in front can be used for annual fee with the city |
| Year Built | 1981 |
| Zoning | I-1A/BSR |
| Dive-In Loading | 12"x12" |
| Lease Rate | \$8.00/SF/Annum |
| Operating Costs | \$4.00/SF/Annum |



PROPERTY PHOTOS



403.986.7777 | WWW.REDDEERCOMMERCIAL.COM

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