

LAND FOR SUBLEASE

RATE REDUCED
CENTRALLY LOCATED LAND WITH FLEXIBLE SIZE OPTIONS



5723 - 1 STREET SE
CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

District:	Manchester Industrial
Legal Description:	Plan 8710125, Block 3, Lot 7
Available Area:	Option A: 0.5 acres Option B: 1.15 acres
Zoning:	I-G (Industrial General)
Lease Rate:	\$2.20 psf (gross) NOW \$1.75 psf (gross)
Availability:	Immediate
Sublease Expiry:	August 31, 2023

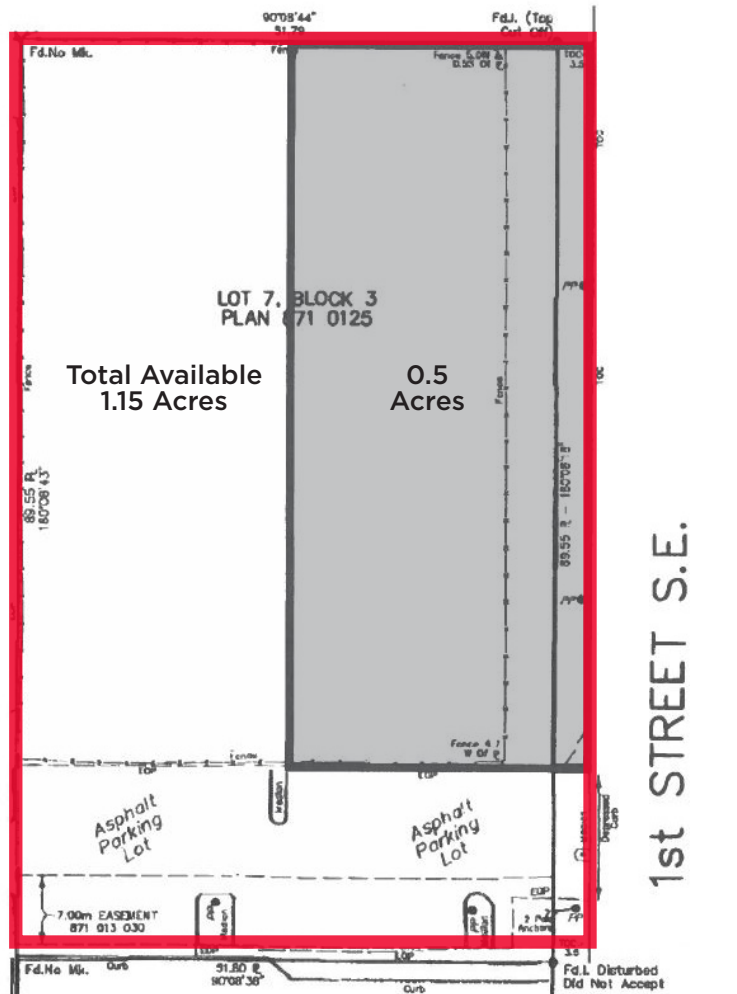
HIGHLIGHTS

- Centrally located, fully fenced yard
- Compacted and partially paved site
- Flexible size options (0.5 to 1.15 acres)
- Short term scenarios acceptable
- Good access onto Blackfoot Trail and Macleod Trail



SITE PLAN

LAND FOR SUBLEASE | 5723 - 1 Street SE, Calgary, AB



*Not to scale, not exactly as shown.

Zoning: I-G (Industrial General)

Permitted Uses

- Auto Body and Paint Shop
- Auto Service - Major
- Auto Service - Minor
- Beverage Container Quick Drop Facility
- Brewery, Winery and Distillery
- Car Wash - Multi-Vehicle
- Car Wash - Single Vehicle
- Catering Service - Major
- Catering Service - Minor
- Crematorium
- Distribution Centre
- Dry-cleaning and Fabric Care Plant
- Fleet Service
- Freight Yard
- General Industrial - Light
- General Industrial - Medium
- Large Vehicle Service
- Large Vehicle Wash
- Motion Picture Production Facility
- Municipal Works Depot
- Parking Lot - Grade
- Parking Lot - Structure
- Power Generation Facility - Medium
- Power Generation Facility - Small
- Protective and Emergency Service
- Recreational Vehicle Service
- Recyclable Material Drop-Off Depot
- Sign - Class C
- Specialty Food Store
- Utility Building
- Vehicle Storage - Large
- Vehicle Storage - Passenger
- Vehicle Storage - Recreational

Discretionary Uses

- Auction Market - Other Goods
- Auction Market - Vehicles and Equipment
- Building Supply Centre
- Bulk Fuel Sales Depot
- Cannabis Facility
- Child Care Service
- Convenience Food Store
- Custodial Quarters
- Drive Through
- Equipment Yard
- Gas Bar
- Instructional Facility
- Kennel
- Large Vehicle and Equipment Sales
- Office
- Outdoor Café
- Pet Care Service
- Place of Worship - Large
- Print Centre
- Restaurant: Food Service Only
- Restaurant: Licensed

LOCATION MAP



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