



## FOR LEASE | SHOWROOM/WAREHOUSE SPACE



**3417 8 Street SE**

Calgary, Alberta

AVAILABLE: Immediately

Concrete building with fire sprinklers.

### Municipal Address

3417 8 Street SE  
Calgary, Alberta

### Area

5,010.0 sq. ft.

### Ceiling Height

16' / 4.88m

### Legal Description

Plan 1846JK, Block 1

### Operating Costs

\$8.14/ sq. ft. (2025 CAM & Tax)

### Bay Dimensions

50' W x 100' L

### Zoning

I-C (Industrial Commercial)

### Power

100A, 120/208V, 3 phase

### Loading & Access

(2) Docks, Height 8' W x 9' 10" H I

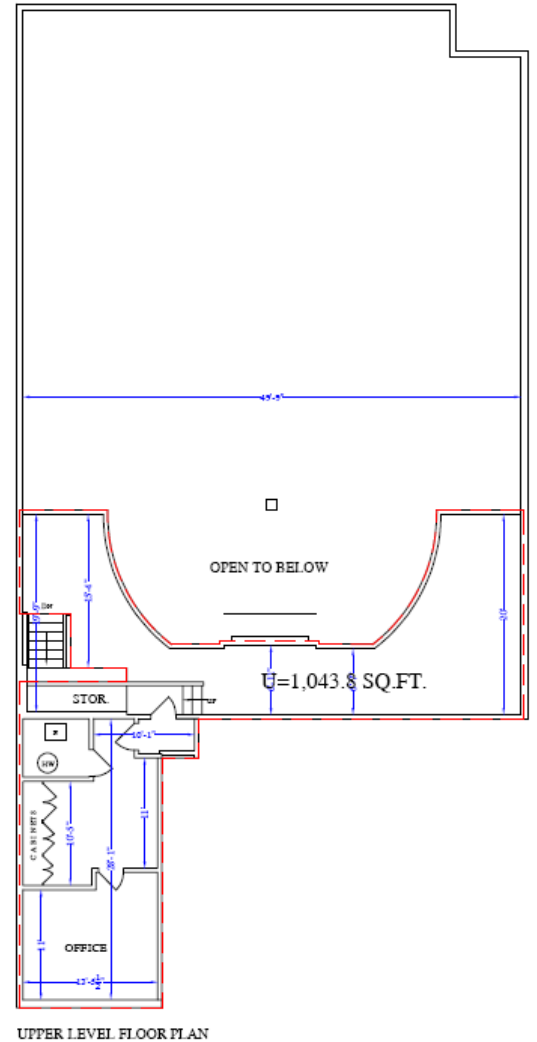
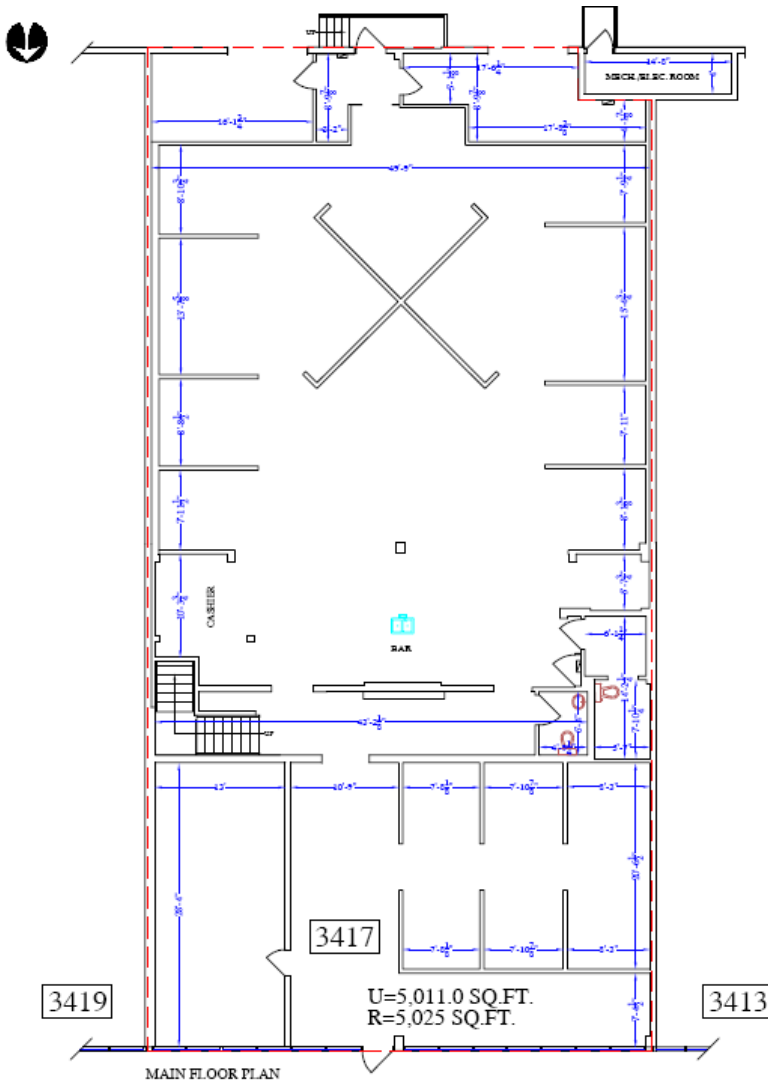
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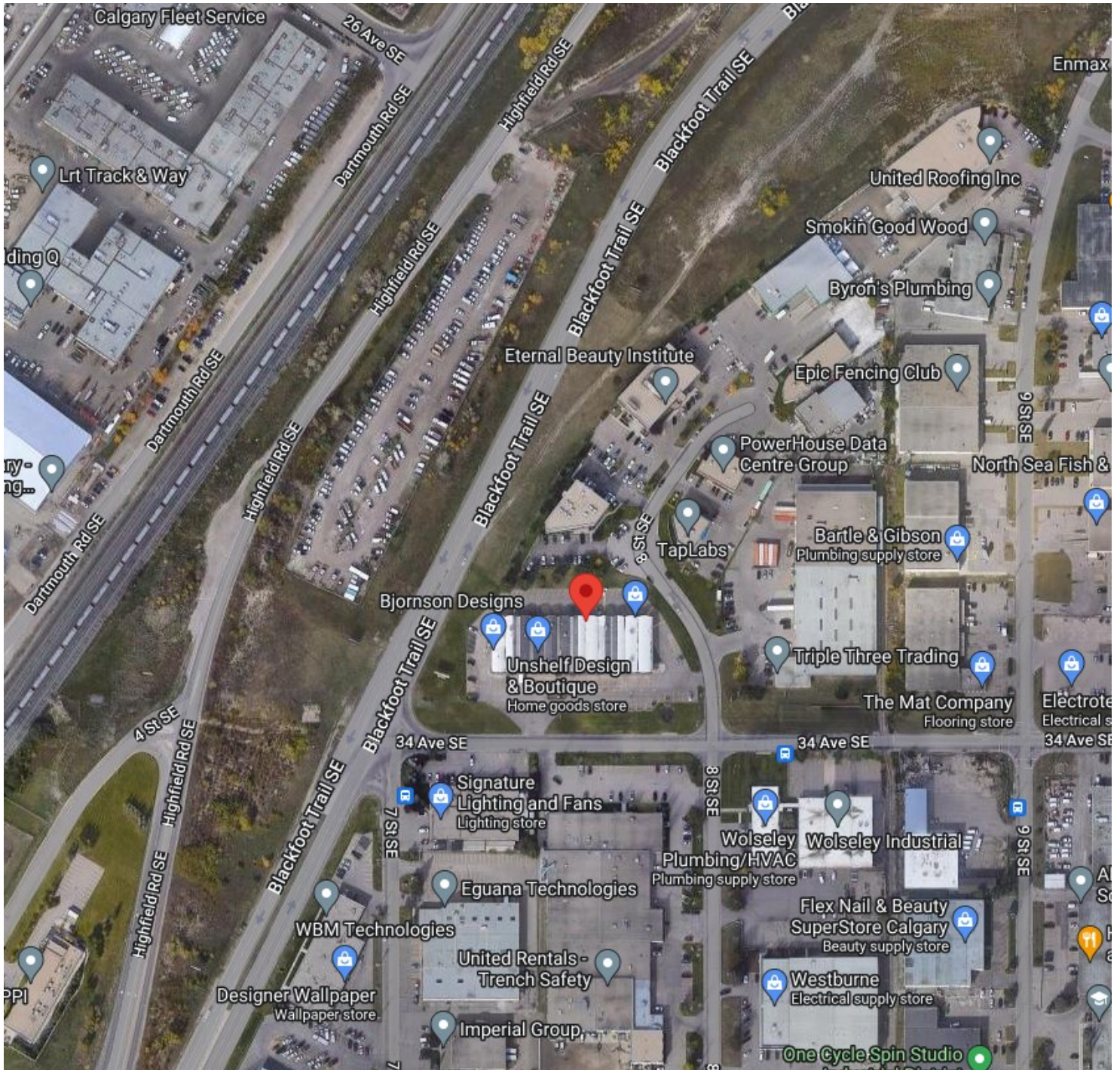
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