

# FOR SUBLEASE PEGASUS WAREHOUSE / OFFICE

## #122 - 5255 McCall Way N.E.



## 4,831 Square Feet



**Norcal Realty & Management Corp.**

Suite 260, 3015 - 12th Street N.E.  
Calgary, Alberta T2E 7J2  
Phone: (403) 291-3010  
Fax: (403) 291-3591  
[www.norcalgroup.com](http://www.norcalgroup.com)

**Hardy Nielsen**  
Direct Tel: (403) 540-6332  
[hardy@norcalgroup.com](mailto:hardy@norcalgroup.com)

**Kevin Deeks**  
Direct Tel: (403) 819-8331  
[kdeeks@norcalgroup.com](mailto:kdeeks@norcalgroup.com)

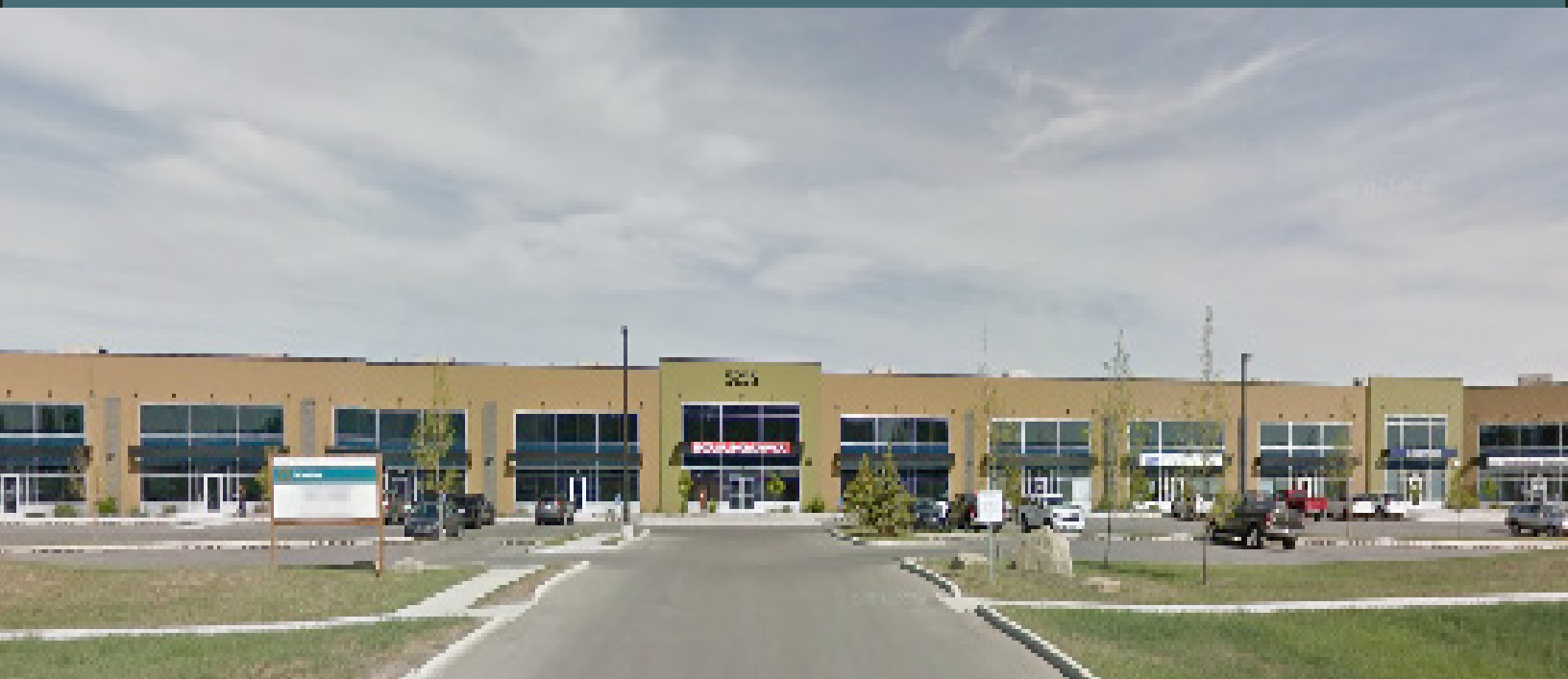
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# PROPERTY HIGHLIGHTS

## #122, 5255 McCall Way N.E.

<b>DISTRICT:</b>	Pegasus
<b>LEGAL DESCRIPTION:</b>	Plan 9210847; Block A
<b>ZONING:</b>	Airport Light Industrial (see attached)
<b>BUILDING SIZE:</b>	88,000 sq. ft.
<b>BAY:</b>	4,831 sq. ft.
<b>OFFICE:</b>	1,331 sq. ft.
<b>WAREHOUSE:</b>	3,500 sq. ft.
<b>CEILING HEIGHT:</b>	24 Feet Clear
<b>LOADING:</b>	Dock; 8' x 10'
<b>ELECTRICAL:</b>	200 Amps, 3 Phase
<b>MECHANICAL:</b>	Roof top units plus Make up air unit
<b>LEASE RATE:</b>	\$12.00
<b>PROPERTY TAX:</b>	\$2.92 per sq. ft.
<b>OPERATING COSTS:</b>	\$2.52 per sq. ft. (2017 Budget)
<b>AVAILABLE:</b>	Immediately
<b>COMMENTS:</b>	New Building (2014) Ample Parking and Loading Modern Offices/Dance Studio Flexible Zoning Kitchen/Coffee Station Close to Hotels/Restaurants Calgary Transit Bus Route #57

## LOCATION STREET VIEW



# AIRPORT LIGHT INDUSTRIAL DISTRICT

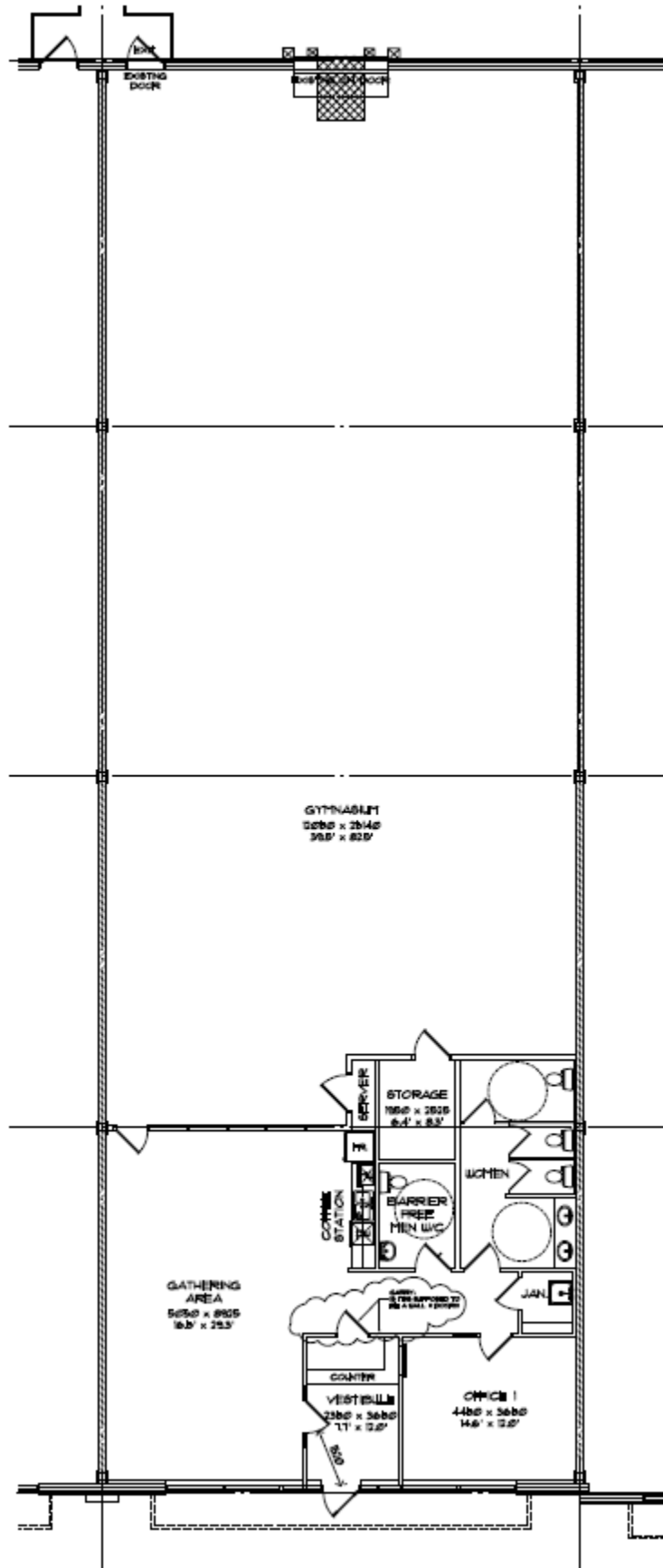
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### **APPROVED USES**

- Agriculture
- Airport maintenance and operations facilities
- Aircraft salvage
- Amusement Arcades
- Ancillary retail – manufacturing
- Ancillary retail –non- manufacturing
- Auction halls
- Auto body and paint shops
- Automobile wholesalers
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Ballard parlours
- Bonded yards
- Bottle return depots
- Car rental facilities, parking and services
- Child care facilities
- Cleaning, servicing, testing, or repairing
- Commercial schools
- Crematoriums and columbarium's
- Custodial quarters
- Drinking establishments
- Emergency response services
- Entertainment establishments
- Essential airport services
- Farmers markets and flea markets
- Financial institutions
- Fuel facilities
- Gaming establishments - Casino
- Public and quasi-public buildings
- Radio and television studios
- Recreational and commercial vehicle repair services, sales and rental
- Restaurants
- Tree Farms
- Government agencies
- Grocery stores
- Hotels
- Implement dealers
- Information services
- Kennels
- Laboratories
- Liquor stores
- Lumber yards
- Manufacturing, fabricating, processing, assembly, disassembly, production of material, goods or products
- Mechanical reproduction and printing establishments
- Meteorological installations
- Mobile equipment yards
- Movement or storage of materials, goods or products
- Navigational aid facilities
- Nurseries and greenhouses
- Offices
- Outside storage (screened)
- Parking areas and structures
- Parks and recreation areas
- Petroleum and natural gas equipment yards (screened)
- Private clubs and organizations
- Production processing movement or storage of materials, goods or products
- Utilities
- Vehicle and recreational vehicle storage
- Veterinary clinics
- Veterinary hospitals
- Warehouse stores
- Warehouses

# FLOOR PLAN

## #122, 5255 McCall Way N.E.



PROPERTY HIGHLIGHTS  
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## LOCATION

