

## **SALIENT DATA**

<b>Name of Facility</b>	<b>Building for Lease</b>
<b>Address:</b>	<b>222 – 17 Avenue SE and 221 – 15 Avenue SE (parking)</b>
<b>Size in sq. ft.</b>	<b>3,100 sq. ft. (to be verified) 2,831 sq. ft. (parking)</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$20 per sq. ft. base rent for building \$ 7 per sq. ft. for parking</b>
<b>C.A.M.</b>	<b>Approximately \$7.50 per sq. ft. in building</b>
<b>Lease Term:</b>	<b>5 years      Option periods: To be negotiated</b>
<b>Land &amp; Building:</b>	<b>First right of refusal to purchase at market price to be set by seller.</b>
<b>Deposit held by Lessor:</b>	<b>??</b>
<b><u>Financing:</u></b>	<b>Treat as clear title.</b>
<b>Number of parking stalls:</b>	<b>9 (to be confirmed)</b>
<b>General comments:</b>	<b>This is a totally renovated all-new building on 17<sup>th</sup> Avenue SE (just east of Macleod Trail). It has prominent exposure which will be even more beneficial when the City expands 17<sup>th</sup> Avenue right into the Stampede Grounds.</b>  <b>The building could feature many end uses including retail; medical or legal offices.</b>  <b>It has very competitive rent and low Common Area Maintenance costs.</b>  <b>There are full living quarters on the lower level if someone wished to have their business on the upper floors of the building and live below.</b>
<b>ASKING PRICE:</b>	<b>\$20 per sq. ft. plus CAM; plus parking costs</b>

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