

Sam Patel Listings


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Royal LePage Solutions – Commercial Division

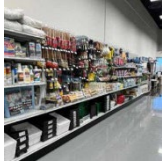
#205, 264 Midpark Way SE

Calgary, AB T2X 1J6

INDUSTRIAL PROPERTY FOR SUBLEASE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
 #118, 10707 – 25 St NE MLS#A2145151	Warehouse: 2,000 sq. ft. New	Sublease	\$4,000/month		<ul style="list-style-type: none">• 2,000 SF with 1 loading dock, can be increased up to 2,500 SF at extra cost• Suitable only for dry storage warehouse, as this is shared space• Lease rate includes Base Rent and OP Cost; utilities extra• Potential tenants must demonstrate strong financials to landlord• Minimum 1 year lease - no month to month	Sam Patel Brochure Agent View

BUSINESSES FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 Paint Store MLS#A2142603	1,600 sq. ft. New	Asset Sale	\$270,000	<ul style="list-style-type: none">• Existing branded paint store located in north Calgary with no franchise or loyalty fees• Fully fixtured turn-key business with low lease rate; easy to operate• Huge potential to increase sales, possibly by diversifying line of sale items• Priced at fraction of the cost of setting up new store• Price includes equipment and fixturing cost• Franchise and Landlord approval is must for this business	Sam Patel Agent View

For further information, please contact:

Sam Patel

Associate

Commercial Division

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