

FEATURES

- Eastfield Business District
- High visibility fronting Peigan Trail
- Easy access to Peigan Trail, Barlow Trail, 52nd Street, Deerfoot Trail & Glenmore Trail
- Separate secure entrance to office mezzanine
- 6 ton HVAC unit
- Wash bay with sump

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**RATE
REDUCED**

PEIGAN CROSSING
343, 3750 - 46th Avenue SE



Building Information

Main Floor	3,059 sq. ft.
Mezzanine	1,036 sq. ft.
Clear Height	22'
Power (TBV)	200 amps 208 volt 3 phase
Loading	Drive-in (10' x 12')
Lease Rate	\$11.00 psf
Asking Price	\$750,000.00

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