



**Kennington Properties Ltd.**

#102, 10816 Macleod Trail SE Calgary, Alberta T2J 5N8

Phone: 403-215-0380 · Fax: 403-215-0383

leasing@kennington.ca

## 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

### Legal Description

Plan 1846JK, Block 1

### Zoning

I-C (Industrial Commercial)

### Area

5,010.0 sq. ft.

### Operating Costs

\$7.64/ sq. ft. (2024 CAM & Tax)

### Power

100A, 120/208V, 3 phase

### Ceiling Height

Min: 16'

Max: 20'

### Bay Dimensions

50' W x 100' L

### Loading & Access

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

The information contained herein may change and the property removed from the market at any time without prior notice.  
It has been obtained from sources believed to be correct but does not form part of any present or future contract.



leasing@kennington.ca

AVAILABLE: Immediately

UPPER LEVEL FLOOR PLAN

The plan shows a large rectangular area with a total width of 47'-8" and a total depth of 37'-0". A central area is labeled "OPEN TO BELOW". To the left, there is a staircase labeled "STAIRS" with a width of 5'-0". Below the stairs is a storage area labeled "STOR." with a width of 10'-1". Further down is an "OFFICE" with a width of 15'-4 1/2". To the left of the office is a "CABINETS" area with a width of 10'-3". The total area is labeled "U=1,043.8 SQ.FT.".

2





**Kennington Properties Ltd.**

#102, 10816 Macleod Trail SE Calgary, Alberta T2J 5N8

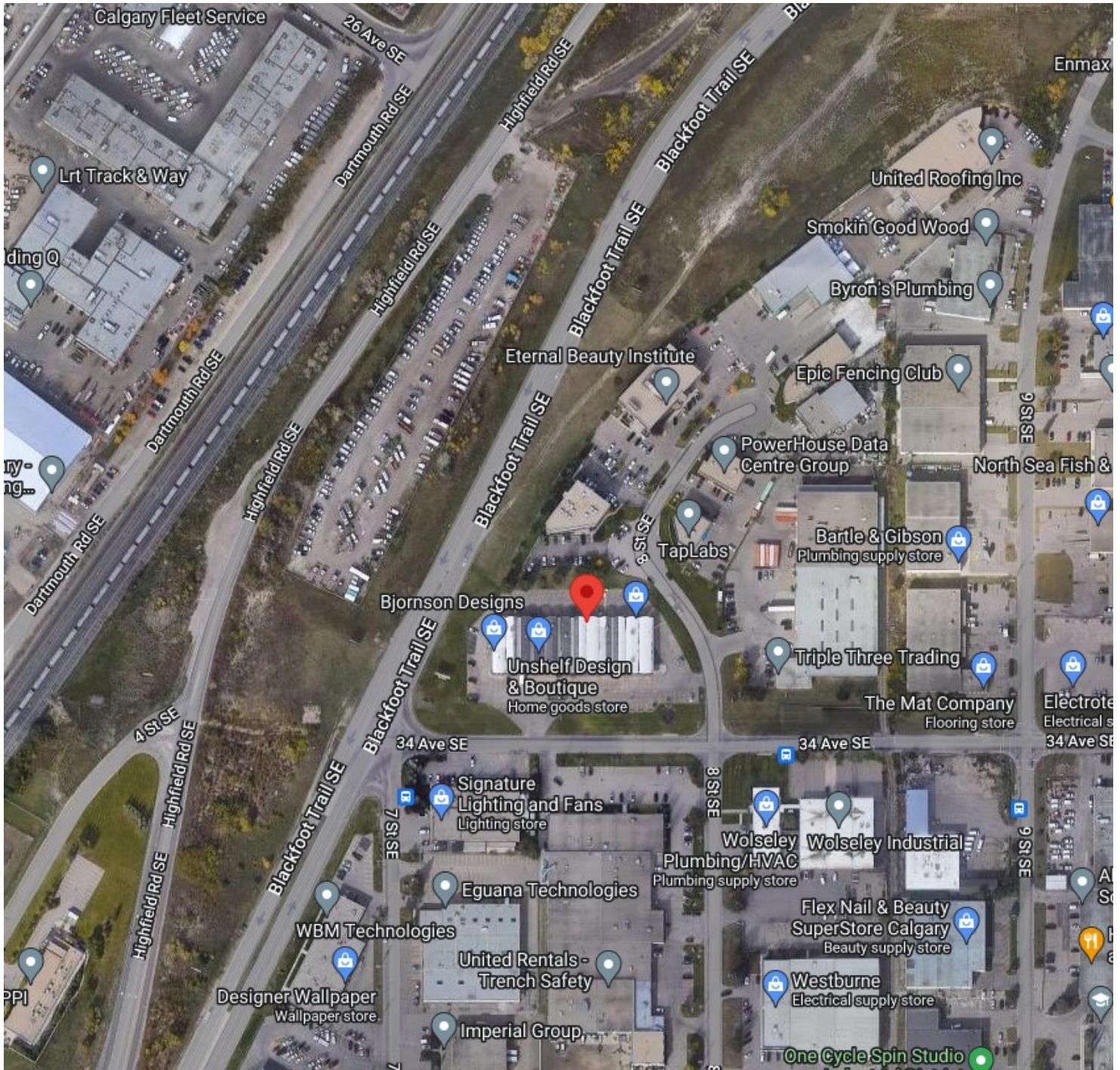
Phone: 403-215-0380 · Fax: 403-215-0383

leasing@kennington.ca

**3417 8 Street SE**

AVAILABLE: Immediately

Calgary, Alberta



The information contained herein may change and the property removed from the market at any time without prior notice.  
It has been obtained from sources believed to be correct but does not form part of any present or future contract.