

**FOR LEASE:**

**BAY 12 11450 29<sup>TH</sup> STREET SE**

**RENTAL RATE: MARKET**



## **HIGHLIGHTS:**

This property is located in the Douglasdale Automotive Centre, just off of 114 Ave SE and 29 Street SE. The location is next to the future LRT Green Line Station, providing direct access to the downtown core.

A well-maintained building with seven overhead doors, this location is available for immediate possession.

Zoned Automotive, the surface lot parking is shared between the tenants and provides ample space for all.

There is a front reception area for greeting guests, as well as two mezzanine areas for your storage, office, or kitchenette needs.



**ALLAN SHERLOCK**

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## PROPERTY DETAILS:

Building Size: 4,845 SQFT TOTAL

Front Reception: Approx. 408 SQFT  
Upper Mezzanine A: Approx. 408 SQFT  
Storage Room: Approx. 215 SQFT  
Upper Mezzanine B: Approx. 215 SQFT

Rental Rate: Market

Zoning: Automotive

Budgeted Monthly Property Taxes (2024): \$2,779.35

Budgeted Monthly Condo Fee (2024): \$2,075.13

Budgeted Monthly Insurance (2024): \$127.75

Loading Doors: 7 Overhead Loading Bays



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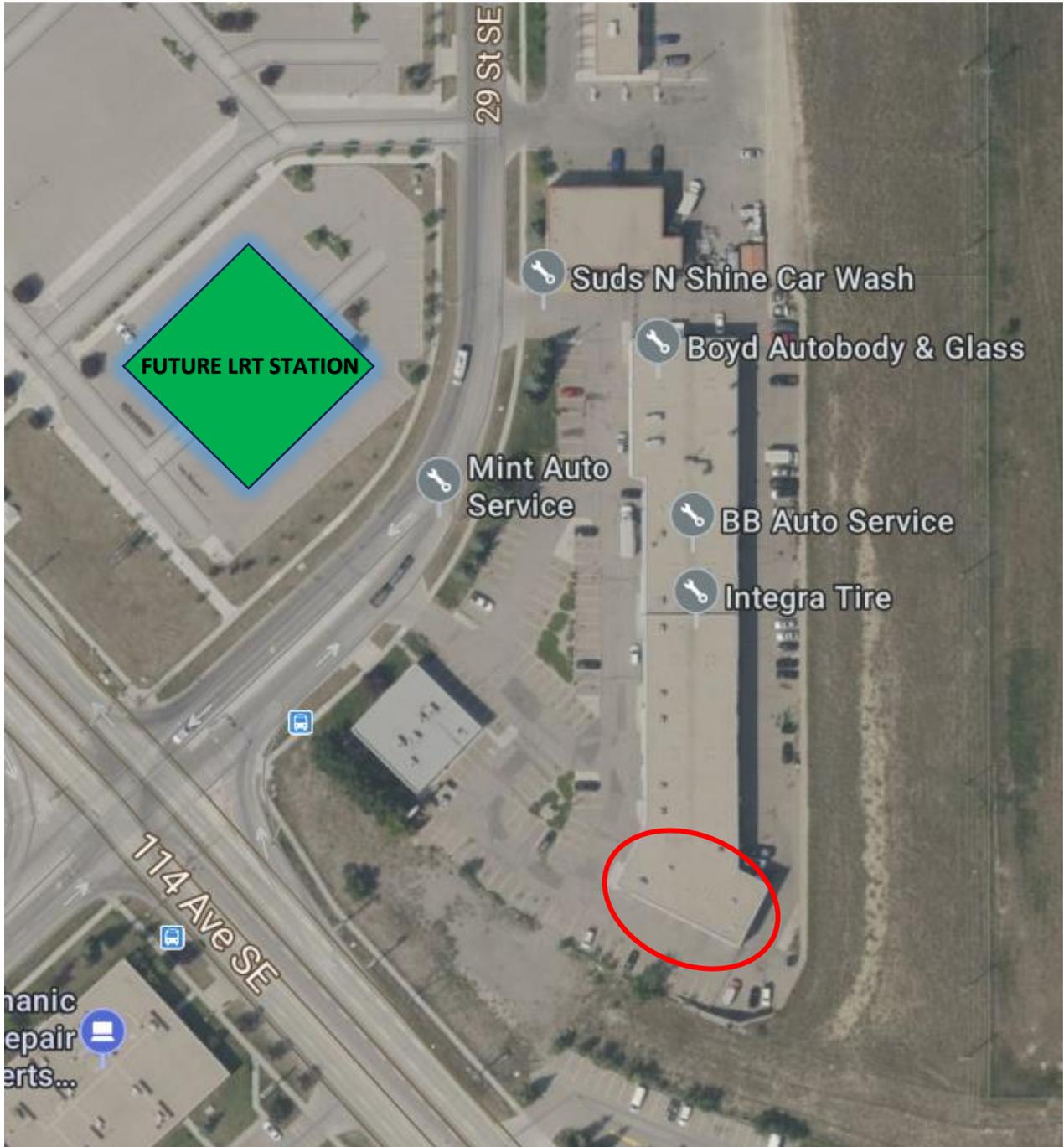
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**LOCATION OVERVIEW**



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