

MAYFIELD BUSINESS PARK

2520 23rd Street NE
Calgary, Alberta



SPACE FOR LEASE

BAY 9	Available Immediately	For Retail/Office Use
Rentable Area:	1,274 +/- sf	
Loading:	N/A	
Ceiling Height:	17' deck/14' truss	
Electrical:	100 amp*	
Rate:	Market Rate	
Op. Cost (2024)	\$4.79	
Prop. Taxes (2024)	\$4.51	
Total:	\$9.30	
Available	Immediately	
Zoning	I-C	

*Electrical 200-amp service can be supplied if required.

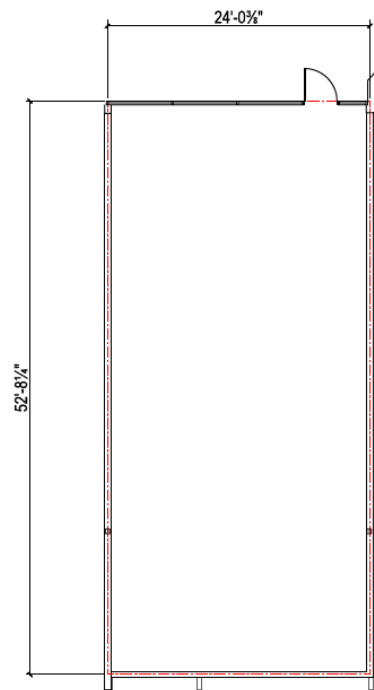


*For more details please contact at (403) 293-6027
or via email to vw@viewwest.net*

LOCATION FEATURES

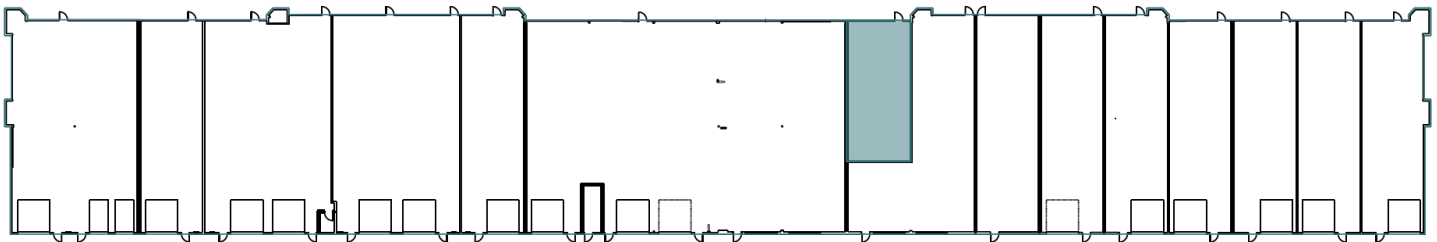
- Excellent exposure to Barlow Trail
- Vehicles Per Day: 54,000 on Barlow Trail (2019)
- Quick and easy access to major roadways
- Pylon signage available
- Ample onsite parking
- Front Entry/Exit only
- Space is undeveloped and can be developed to suit Tenant's need

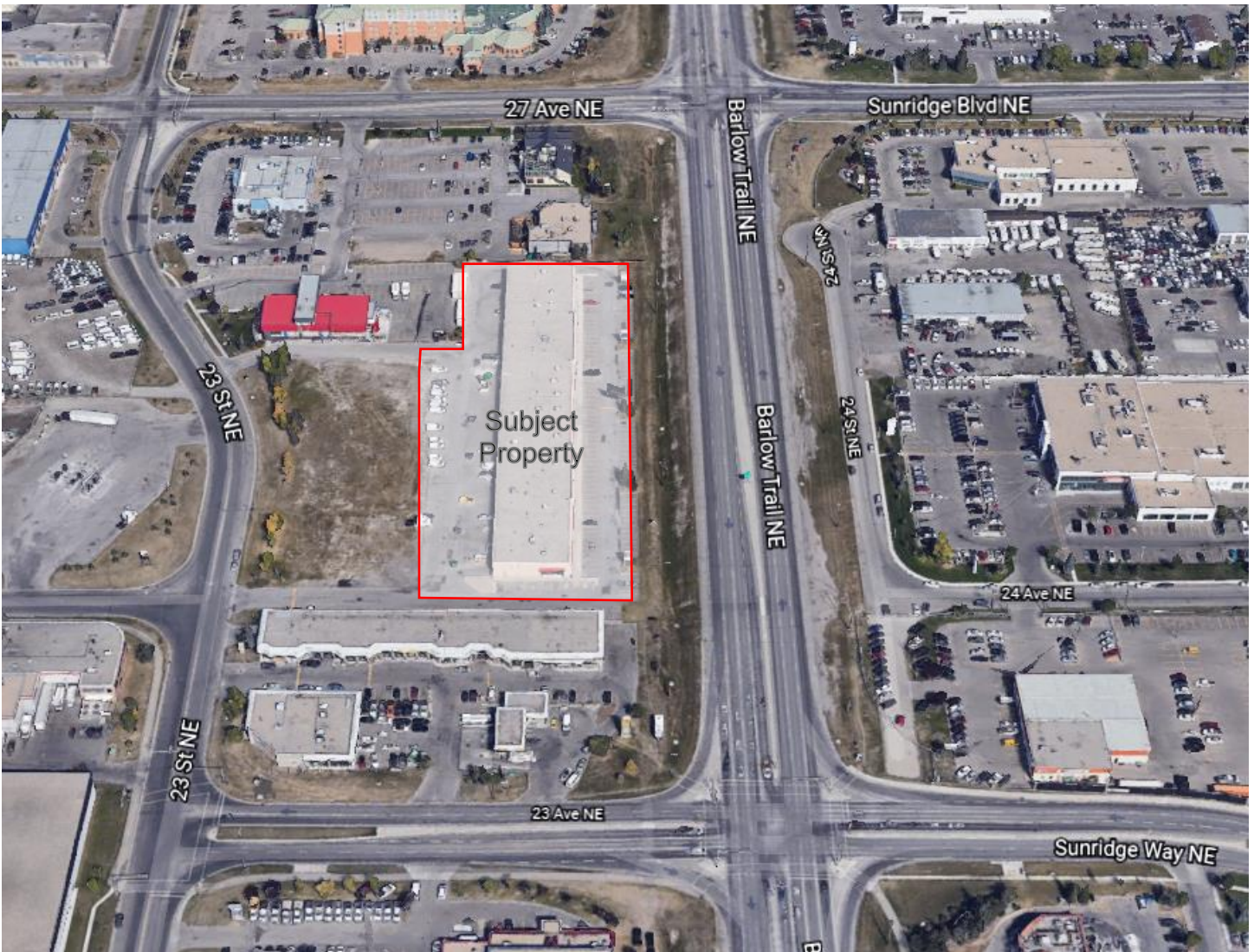
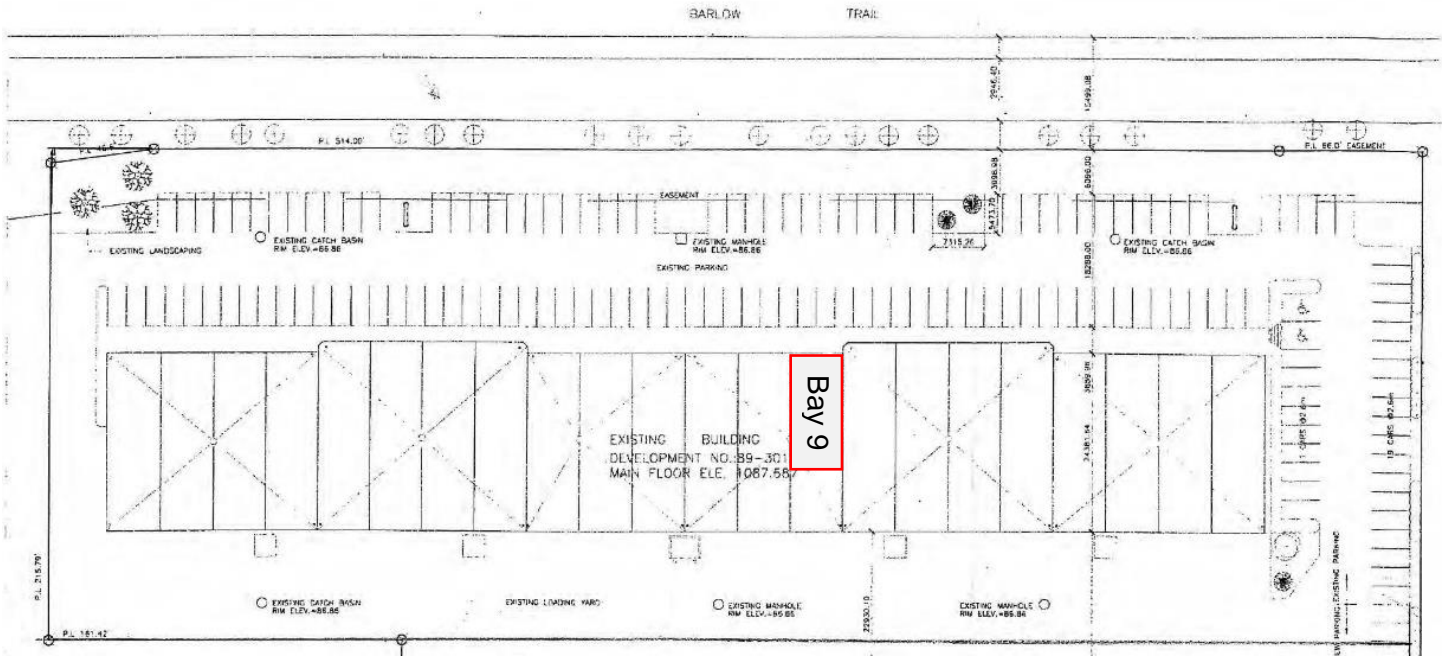
SPACE PLAN



BUILDING PLAN

KEY PLAN





For more details please contact
View West Management Inc. at (403) 293-6027
Email: vw@viewwest.net