

# For Sublease

7700 - 110 Avenue NW, Unit 24 Calgary AB

- Rare industrial bay located in Royal Vista
- Close proximity Country Hills Blvd NW and Stoney Trail NW
- Potential for Showroom
- Headlease available

#### **Troy Robinson**

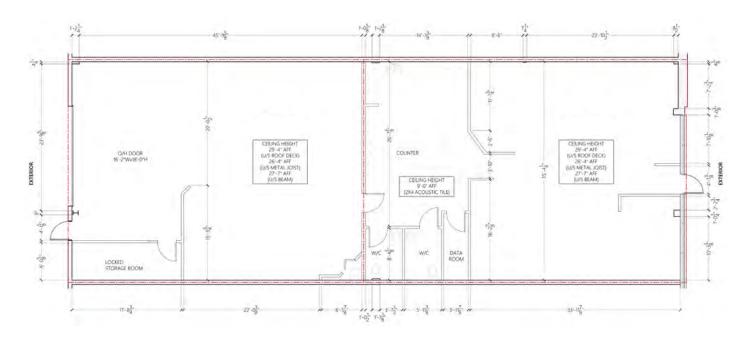
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#### **Austin Smith**

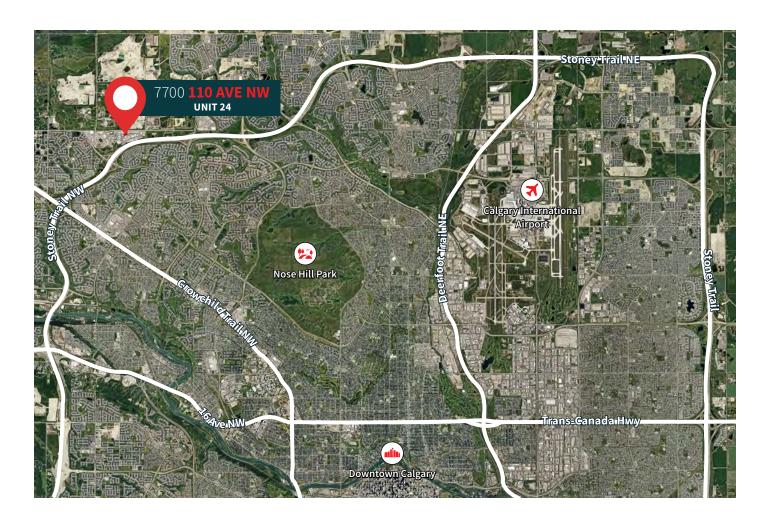
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Address	7700 - 110 Avenue NW, Unit 24	
District	Royal Vista	
Zoning	Direct Control - 106Z2001 (I-2 guidelines)	
Size	Office: Warehouse: Total:	1,888 s.f. 1,756 s.f. 3,644 s.f.

Loading	1 - (16 x 18') drive-in door
Ceiling Height	26'
Sublease Expiry	August 31, 2026 (Headlease Available)
Op. Costs	\$13.06 p.s.f. (2024)
Sublease Rate	\$19.50 p.s.f.







## Major Roads

Trans-Canada Highway → 20 min.

Deerfoot Trail → 15 min.

Stoney Trail → 8 min.

## **Destinations**

Downtown Calgary → 25 min.

Calgary International Airport → 25 min.

## Contact us for more information

jll.ca

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