 **JLL** SEE A BRIGHTER WAY

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

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Address 7700 - 110 Avenue NW, Unit 24

District Royal Vista

Zoning Direct Control - 106Z2001 (I-2 guidelines)

Size

Office:	1,888 s.f.
Warehouse:	1,756 s.f.
Total:	3,644 s.f.

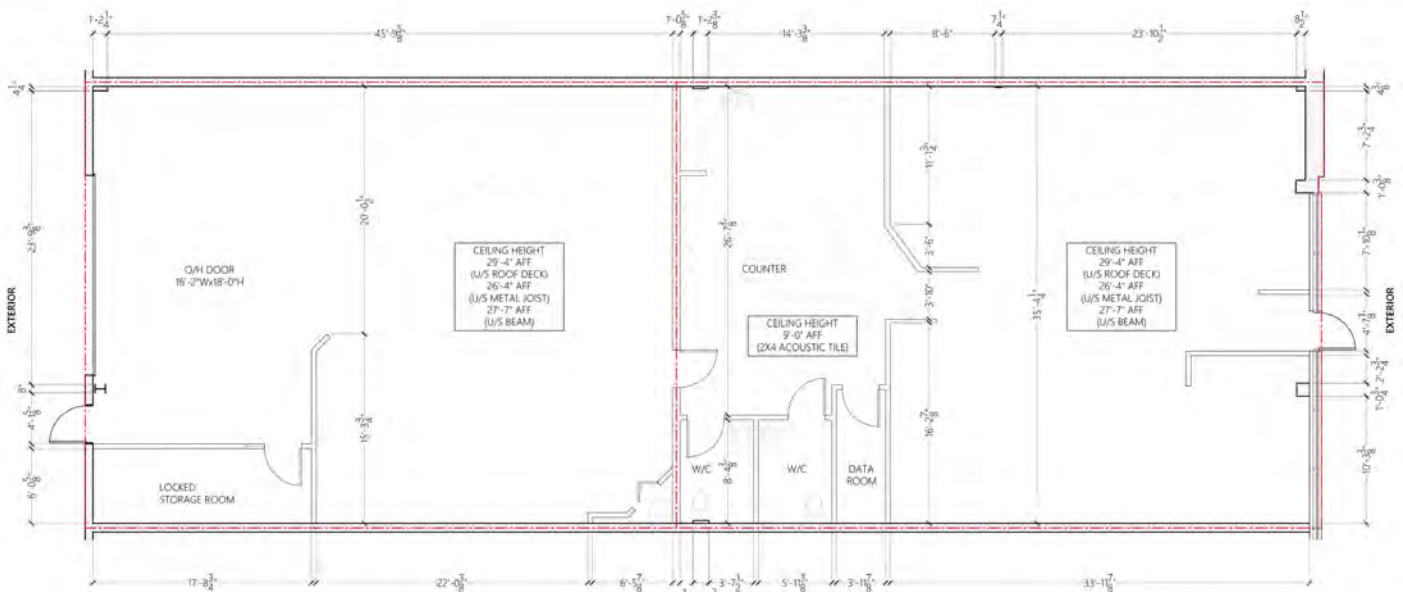
Loading 1 - (16 x 18') drive-in door

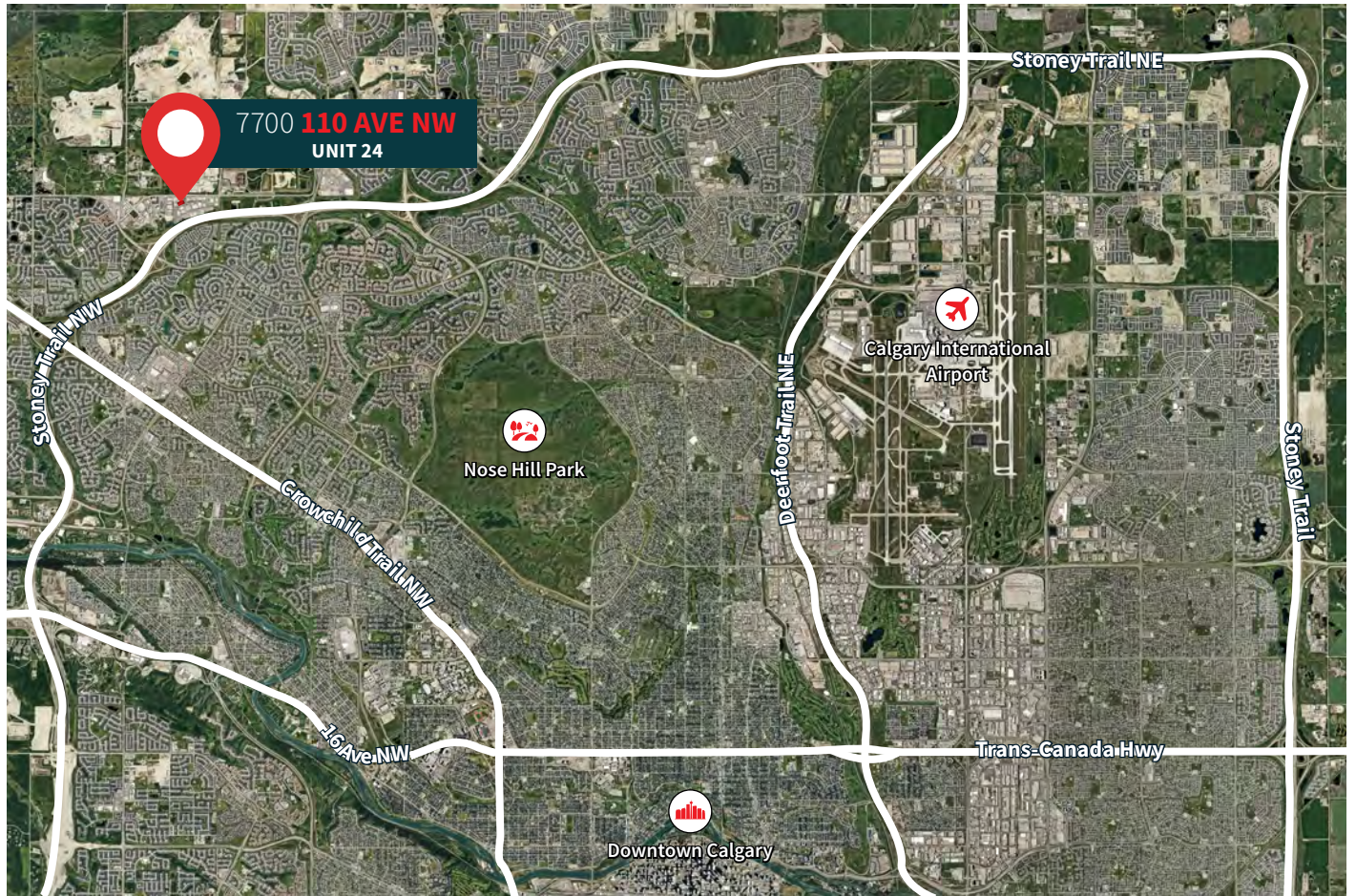
Ceiling Height 26'

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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