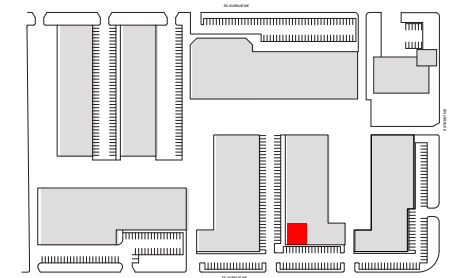


## FEATURES

- Available immediately
- Operating costs (2022): \$6.31 psf
- +/- 3,510 sq. ft. total space available
- Fully renovated office space with new improvements including: carpet, paint, kitchenette with upper cabinets and dishwasher, and 2 accessible single washrooms in-suite
- Ample free surface parking with 21 stalls
- Dedicated HVAC system
- Industrial General (I-G) Zoned



1120 53 Avenue NE (Bay 101)  
Total Building Area: 73,863 sq. ft.