



LOT 1
PLAN 7190 JK

LOT 13

LOT 12

44 AVENUE SE

Municipal Address: #F 1165 44 AVE SE
Legal Address: 78105871113

LOT 1-1	327.54M	1407.4
PLAT 781 2087		
BLOCK 11		
LOT 13		
AND	SCALE	DATE

Entry

Entry

Inventory

P

P

P

P

P

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P

UNIT A+B

UNIT C+D

UNIT E+F

UNIT G+H

UNIT I+J

UNIT K

- Existing Tenants
- Bay A: Offset Overland
 - Bay B/C: PURSpray
 - Bay D: Raybern Motors
 - Bay E: Refined Glass
 - Bay F: C-LON AUTO
 - Bay G/H: HMF Metal
 - Bay I/J: Metal Ink

Bylaw Parking Calculations:
LUD: IG
Use: Auto Service
Rate: 2.0/100m²
Total Area: 468,13m²
Stalls Required: (468,13/100)/2)=9.3 Stalls (10 Stalls Required)

Customer/Vistor Parking

CONCRETE SIDE WALK

ASPHALT PARKING STALL