

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2182 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
26854


MLS ID:
A2178275

\$6.50



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 2182 39 Avenue NE, Calgary , Alberta T2E 6P7

Transaction Type For Lease	Days On Market 548	Lease Amount 6.50
Lease Frequency Annually	Subdivision North Airways	Building Type Office Building
Year Built 1976	Structure Type Industrial	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 1756.00	Building Area (Sq. M.) 163.14
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

LEASE RATES REDUCED STARTING AT \$6.50 PSF + STEPS! 1,756 Sq. Ft of second floor office northeast location located by near 19 Street NE and 39 Avenue NE. The office space features reception / open concept area, three large private offices, one large office/boardroom, kitchenette area, and two washrooms. This space includes one assigned parking stall. Several cafes, restaurants, and many other amenities located by 32 Avenue NE and McKnight Boulevard NE. Close proximity to McKnight Boulevard, Barlow Trail NE, 32 Avenue NE and Deerfoot Trail NE. The Lease rates are now reduced from \$9.00 PSF to 6.50 PSF + steps and the Operating Costs is \$9.62 PSF (Total of \$16.12 PSF) - approximately \$2,400 per month. Utilities are included in the Operating Costs.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.