

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

\$9



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 2182 39 Avenue NE, Calgary , Alberta T2E 6P7

| | | |
|--|---|---|
| Transaction Type For Lease | Days On Market 485 | Lease Amount 9.00 |
| Lease Frequency Annually | Subdivision North Airways | Building Type Office Building |
| Year Built 1976 | Structure Type Office | Property Type Commercial |
| Property Sub Type Industrial | Building Area (Sq. Ft.) 1756.00 | Building Area (Sq. M.) 163.14 |
| Inclusions N/A | Restrictions Call Lister | Reports Call Lister |

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 rate is \$9.00 PSF and the Operating Costs is \$9.62 PSF (Total of \$18.62 PSF). 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.