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UNIT 111, 3501 23 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
30313

MLS ID:
A2215068

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Unit 111, 3501 23 Street NE, Calgary , Alberta T2E 6V8

Transaction Type For Lease	Days On Market 379	Lease Amount 13.00
Lease Frequency Annually	Subdivision North Airways	Year Built 1977
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 18718.00	Building Area (Sq. M.) 1738.94	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

18,718 SF of industrial space, with the option to lease an additional ±33,000 SF of fenced yard. Substantial renovations underway - to be completed for May 1, 2026. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 5,454 SF of office space over two floors and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.

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