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Regional Contact

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UNIT 111, 3501 23 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

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Location Calgary, Alberta Listing ID: 30313

MLS ID: A2215068

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- **A MANNY VERDUGO**
- U CDN Global Advisors Ltd.
- **403-531-4336**

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

Transaction Type

For Lease

Days On Market

192

Lease Amount

13.00

Lease Frequency

Annually

SubdivisionNorth Airways

Year Built 1977

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Building Area (Sq. Ft.)

15069.00

Building Area (Sq. M.)

1399.94

Inclusions

N/A

Restrictions
Call Lister

Reports
Call Lister

15,069 SF of industrial space, with the option to lease an additional ±33,000 SF of fenced yard. 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 1,805 SF of office space 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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