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430 A 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30339


MLS ID:
A2215454

\$14



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 430 A 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type For Lease	Days On Market 64	Lease Amount 14.00
Lease Frequency Annually	Subdivision Greenview Industrial Park	Year Built 1967
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 2175.00	Building Area (Sq. M.) 202.06	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

This 2,175 SF industrial/flex unit is ideally situated along Edmonton Trail NE. The zoning is C-COR3 (Commercial Corridor 3), which allow array of office, light industrial, and retail uses. The space includes 400 SF of office space and 1,775 SF of functional warehouse area. The office features with one private office, open-concept area, and a washroom. The warehouse offers two 12 ft x 12 ft drive-in doors, a 15.5 ft clear height, and 100 amps of power. The property enjoys excellent visibility along Edmonton Trail NE, with an option for pylon signage. This location benefits from proximity to numerous amenities, including retailers, restaurants, automotive services, and convenient access to public transportation. Close proximity to Edmonton Trail NE, 32 Avenue NE, Centre Street N, and Deerfoot Trail NE are just moments away. Lease rates are starting at \$14.00 PSF, with operating costs of \$9.50 PSF, for a total of \$23.50 PSF. Please note that automotive uses are not permitted.

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