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1687 32 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta


Listing ID:
30667

MLS ID:
A2221600

\$15



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
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 1687 32 Avenue NE, Calgary , Alberta T2E7Z5

Transaction Type For Lease	Days On Market 71	Lease Amount 15.00
Lease Frequency Annually	Subdivision South Airways	Year Built 1999
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 3809.00	Building Area (Sq. M.) 353.86	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

FOR SUBLEASE: 3,809 Sq. Ft. I-C zoning industrial bay located by 32 Avenue NE and near Deerfoot Trail NE. I-C zoning allows light industrial, office, and some retail uses. Direct exposure on to 32 Avenue NE. There is 2,400 SF of showroom/office and 1,409 SF of warehouse space. This space features a large bright front showroom with warehouse component at the rear. There were two private offices, one storage room with a sink, and one barrier free washroom. The warehouse portion includes 24'7" clear height, 100 amps of power (TBV), LED lighting, and one drive-in door (12 Ft w x 14 Ft h). Ample double row parking. Array of amenities such as cafes, restaurants, other retailers and public transportation by 32 Avenue NE. The Sublease term expires on February 28, 2029. The Sublease rate is starting at \$15.00 PSF with Operating costs at \$6.83 (Est. 2025). Thus a total of \$21.83 PSF. Some use restrictions are in place.

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