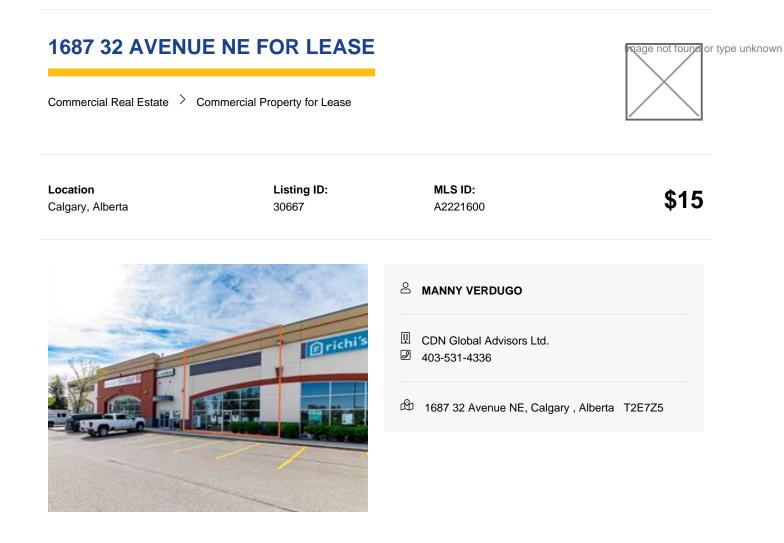


Generated: Aug 1, 2025, 23:02:43

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.



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

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.