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3611 27 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30961


MLS ID:
A2231262

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 3611 27 Street NE, Calgary , Alberta T1Y5E4

Transaction Type For Lease	Days On Market 1	Lease Amount 13.00
Lease Frequency Annually	Subdivision Horizon	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 2430.00	Building Area (Sq. M.) 225.75	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

2,430 SF industrial bay located near 32 Avenue NE and Barlow Trail NE and direct exposure to 27 Street NE. This industrial bay offers +/- 371 SF of front office space and +/- 2,059 SF of warehouse space. In addition, +/- 371 SF of bonus mezzanine space (free of charge). The main floor office space includes front reception/open concept space with two washrooms. The warehouse space features 18 Ft of clear height, 1 Drive-in door (12 Ft w x 14' h), sump, and 100 amps of power (TBV). In addition, this space includes a total of 4 reserved parking stalls (two at front and two at rear). Near to several restaurants, cafes, other retailers, bus transportation at 32 Avenue NE, and close proximity to Deerfoot Trail NE. The Lease rate starts at \$13.00 PSF with operating costs at \$7.68 PSF; thus a total of \$20.68 PSF. Available immediately.

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