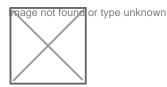


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAY 1, 1431 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31683

MLS ID: A2247436

\$14



ADEDOYIN OMOTARA

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■ Real Broker

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r<u>M</u>1

Bay 1, 1431 40 Avenue NE, Calgary, Alberta T2E 8N6

Transaction Type Days On Market Lease Amount

For Lease 2 14.00

Lease Frequency Subdivision Building Type

Annually McCall Condo Complex,Institutional,Warehouse

Year BuiltStructure TypeProperty Type1991InstitutionalCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 2674.00 248.42

InclusionsRestrictionsReportsN/ABoard ApprovalFloor Plans

Welcome to this 2,674 sq ft light-industrial/warehouse unit in McCall 40th Business Park! This unit is part of a well-maintained complex built in 1991 (and expanded in 1999) and updated in 2016, zoned I-G for versatile industrial use. The space offers ample outdoor parking for your operational convenience. With excellent exposure to major arteries such as Deerfoot Trail, McKnight Boulevard, and 32nd Avenue NE, Bay 1 is ideally situated for easy access across the city. There is also an opportunity to rent the 609 Sqft mezanine area, this could be rented separately or together. Great value with a lease rate at \$14.00 PSF; Operating Costs at \$6.00 PSF; totally \$14.00 PSF.

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