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## 110, 2730 39 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Calgary, Alberta



**Listing ID:**  
32118


**MLS ID:**  
A2257030

**\$9.75**



 **ILYA RAYKHLIN**  
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 403-287-3880

 110, 2730 39 Avenue NE, Calgary , Alberta T1Y 7H6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 267	<b>Lease Amount</b> 9.75
<b>Lease Frequency</b> Annually	<b>Lease Term Remaining</b> 70	<b>Sub Lease</b> 1
<b>Subdivision</b> Horizon	<b>Building Type</b> Warehouse	<b>Year Built</b> 2000
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Office (Sq. Ft.)</b> 2738.0000	<b>Building Area (Sq. Ft.)</b> 15301.00	<b>Building Area (Sq. M.)</b> 1421.50
<b>Inclusions</b> N/A	<b>Restrictions</b> Airspace Restriction, Landlord Approval	<b>Reports</b> None

MASSIVE RENT DISCOUNT - This is an incredible opportunity to sublease newly-renovated warehouse space in a modern industrial building close to the Calgary Airport and right by Walmart Canada's logistics centre. The Net Rent has been discounted far below the rate being paid by the sublandlord, and the space is now being offered at \$9.75 per square foot with 3% annual escalations. The warehouse bay has very desirable features which include an ESFR sprinkler system, dock and drive-in loading doors, 200 amps at 600 volts of electrical service (TBV), and automatic dock levelers. Sublandlord will NOT consider indoor recreational facilities, places of worship, or automotive-related uses. The unit cannot be subdivided

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