

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.

2480 37 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
32310


MLS ID:
A2260848

\$5,700



 **SUNIL MALL**
 (403) 590-2233

 URBAN-REALTY.ca
 403-590-2233

 2480 37 Avenue NE, Calgary , Alberta T2E 8S6

Transaction Type

For Lease

Days On Market

1

Subdivision

North Airways

Building Type

Commercial Mix

Year Built

1999

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

20000.00

Building Area (Sq. M.)

1858.05

Inclusions

N/A

Restrictions

None Known

Reports

Building Plans,Environmental Phase
1,Floor Plans,Formal Lease,Site Plans

LOCATION, LOCATION, LOCATION!! Construction on the site will be completed beginning of 2027! Rare opportunity to Lease 1000 SQFT - 1300 SQFT for your business in a brand new 3-storey building with direct exposure to Barlow trail NE. The space is ideal for Medical, Office and Retail business and only 5 units remain, 2nd and 3rd floor are 100% leased. Anchored by Burger King and Lava Mediterranean Restaurant, this prominent location in NE Calgary is well located amongst some of the strongest performing restaurants in Calgary. The surrounding employment area provides a strong daytime trade area and Barlow Trail facilitates great exposure and access to the site. The airport and proximity of several nearby hotels are also strong attributes of the site.

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.