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## 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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 125	<b>Lease Amount</b> 5700.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> North Airways	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1999	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 20000.00	<b>Building Area (Sq. M.)</b> 1858.05
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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.

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