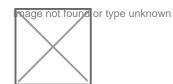


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3121, 2920 KINGSVIEW BOULEVARD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationListing ID:MLS ID:Airdrie, Alberta32548A2264726

\$26



ADAM TREMERE

**(403)** 463-6737

Legacy Real Estate Services

**403-254-0881** 

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3121, 2920 Kingsview Boulevard SE, Airdrie , Alberta  $\,$  T4A0A9

Title **Transaction Type Days On Market** For Lease Fee Simple 48 Lease Amount **Lease Frequency** Zoning 26.00 Annually IB-1 **Building Type** Subdivision Year Built Commercial Mix, Condo Complex, Mixed Kingsview Industrial Park 2019 Use,See Remarks **Structure Type Property Type Property Sub Type** Industrial Commercial Industrial Legal Plan **Building Area (Sq. Ft.)** Building Area (Sq. M.) 2010389 1677.00 155.80 **Access to Property** Accessible to Major Traffic Route, Airport Lot Size (Sq. Ft.) Lot Size (Acres) Nearby, Front and Rear Drive 1752 0.04 access, Public, Public Transportation Nearby, See Remarks Restrictions Inclusions Airspace Restriction, Easement Reports

Located in the highly desirable Kingsview Industrial Park in Airdrie, this 1677 sq ft commercial unit provides an ideal solution for businesses seeking flexible office and industrial space. With a well-balanced design featuring both office areas and warehouse/bay space, this property is perfect for companies that require a combination of professional workspaces and operational capacity. Within the 1677 sq ft you will find a front lobby space along with 3 offices, a kitchen and 1 bathroom. The industrial bay features High-clearance ceilings, Overhead door and concrete floors. Plenty of parking and great access off the 40th Ave overpass. Monthly Lease cost is Net lease \$3,633.50 + GST, Estimated 2025 Op Costs: \$14.00 /sqft .

Registered On Title, Restrictive

Covenant, Utility Right Of Way

Title

N/A

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