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UNIT 2, 1925 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

33449

MLS ID:

A2277267

\$13.50 **MANNY VERDUGO** CDN Global Advisors Ltd. 403-531-4336

Unit 2, 1925 39 Avenue NE, Calgary , Alberta T2E 6S8

Transaction Type	Days On Market	Lease Amount
For Lease	3	13.50
Lease Frequency	Subdivision	Year Built
Annually	North Airways	1977
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
3007.00	279.36	N/A
Restrictions	Reports	
Call Lister	Call Lister	

3,007 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. The office area is approximately 1,000 SF and includes two private offices, an open-concept area, and washrooms. The warehouse area comprises approximately 2,007 SF, featuring 20 ft clear ceiling height, 100 amps of power (TBV), one drive-in door (12 ft W x 14 ft H), and LED lighting. Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by several restaurants, cafés, and retailers. Available immediately. The lease rate is \$13.50 PSF with step-ups, plus operating costs of \$8.27 PSF (estimated 2025), for a gross rate of \$21.77 PSF. This equates to approximately \$5,500 per month, plus utilities and GST. Please note: no automotive use permitted.

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