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