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## UNIT 8, 1925 39 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
33450


**MLS ID:**  
A2277382

**\$13**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Unit 8, 1925 39 Street NE, Calgary , Alberta T2E 6S8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> North Airways	<b>Year Built</b> 1977
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 4105.00	<b>Building Area (Sq. M.)</b> 381.36	<b>Inclusions</b> n/a
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

4,105 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. The office area totals approximately 1,718 SF and includes a reception area, five private offices, a kitchenette/lunchroom, and washrooms, including one barrier-free washroom. The 2,387 SF warehouse offers a functional wide layout (approximately 39 ft wide x 65 ft deep) with 18 ft clear ceiling height, 100 amps of power (TBV), one drive-in door (12 ft W x 14 ft H), and one dock door (8 ft W x 10 ft H). Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by restaurants, cafés, and retailers. Available immediately. The lease rate is \$13.00 PSF with step-ups, plus operating costs of \$8.27 PSF (estimated 2025), for a gross rate of \$21.27 PSF. This equates to approximately \$7,300 per month, plus utilities and GST. Please note: no automotive use permitted.

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