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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**

Transaction Type	Days On Market	Lease Amount
For Lease	3	13.00
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
4105.00	381.36	n/a
Restrictions	Reports	
Call Lister	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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