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6, 3700 19 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33548

MLS ID:
A2278950

\$13.75



 **STEVEN SUN**
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 6, 3700 19 Street NE, Calgary , Alberta T2E 6V2

Transaction Type For Lease	Days On Market 2	Lease Amount 13.75
Lease Frequency Annually	Zoning I-G	Subdivision North Airways
Building Type Commercial Mix,Warehouse	Year Built 1977	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 4117.00
Building Area (Sq. M.) 382.48	Access to Property On Major Traffic Route,Public Transportation Nearby	Inclusions N/A
Restrictions See Remarks	Reports None	

This well-positioned industrial bay features totaling 4,117 sq ft, with one year remaining on the current term. The space features a large front showroom, two spacious offices, a kitchenette, and two washrooms. The current monthly rent is \$6,900, inclusive of additional rent and GST, based on a competitive base rate of \$13.75 per sq ft. The upper level (approximately 700 sq ft) is currently subleased on a month-to-month basis at \$1,250 plus GST, providing immediate offset income. Effective March 1, 2026, to February 28, 2027, the base rent will increase modestly to \$14.00 per sq ft. A new head lease is negotiable directly with the landlord, offering flexibility for long-term planning. The site is featuring excellent visibility along 19 Street NE and offers outstanding exposure and easy access for both clients and customers. Enjoy quick and convenient access to McKnight Trail, Deerfoot Trail, and Barlow Trail, with 32nd Avenue just one minute away, ensuring excellent connectivity throughout the city. The site also provides abundant parking with designated stalls. Automotive uses are not permitted.

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