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## 1310 MERIDIAN ROAD NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
34964


**MLS ID:**  
A2302588

**\$18**



 **JEFF KEET**

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 1310 Meridian Road NE, Calgary , Alberta T2A 2N9

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 18.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> Industrial Commercial or	<b>Subdivision</b> Meridian	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1968	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7492HG	<b>Building Area (Sq. Ft.)</b> 12295.00
<b>Building Area (Sq. M.)</b> 1142.23	<b>Electric</b> 400 Amp Service	<b>Cooling</b> Partial
<b>Heating</b> Make-up Air,Overhead Heater(s),Fireplace(s),Natural Gas	<b>Access to Property</b> Airport Nearby,Direct Access,On Major Traffic Route,Shared Access	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> Building Plans	

Prime Showroom & Industrial Opportunity with Maximum Exposure to Barlow Trail. This high-profile facility, measured at 12,295 SF, offers unparalleled visibility at the corner of Barlow Trail and Meridian Road NE. Located in the heart of the Franklin Industrial district, the property provides immediate access to 16th Avenue (Hwy 1), Deerfoot Trail, and Stoney Trail. The building features a premium showroom with four private offices, a kitchen, and dedicated washrooms. The shop area is highly functional, equipped with a 12'x14' drive-in door, a dedicated make-up air unit, and a trench sump. A significant highlight is the ±0.21-acre exclusive fenced yard area, offering secure storage or vehicle display space that is exceptionally rare for this corridor. Dedicated parking area at front and side of Premises. With flexible Industrial Commercial (I-C) zoning, the site is ideally suited for automotive sales, specialized retail, or industrial showroom operations. The facility offers a 20' clear height in warehouse (TBV) and 400-amp power (TBV). Available immediately for a 5–10-year term (negotiable). Base Rent: Starting at \$18.00 PSF. Operating Costs: \$6.72 (2026 est.) includes Property Taxes. Utilities extra.

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