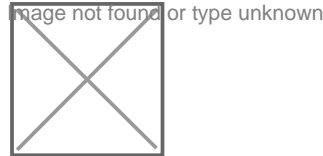


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Commercial Real Estate > Commercial Property for Lease

Location
Alberta

Listing ID:
35205

FOR LEASE
PREMIUM COMMERCIAL BUILDING



3605-32 St NE
Calgary, AB T1Y 4Z3

AVAILABLE SPACE
±3,605 SF
(2000000)

MARKET
info@connect4.com
TBD

PROPERTY OVERVIEW
Excellent opportunity to lease a premium, modern commercial building in high-visibility location in Northeast Calgary. This turnkey property is ideal for a wide range of medical and professional care including dental, medical pharmacy, diagnostic centers and more. The property also offers the unique advantage of excellent access leading to an excellent location for a day care facility.

PROPERTY HIGHLIGHTS

- High quality exterior with curb appeal
- Ideal for dental, medical, pharmacy, diagnostic centers and other healthcare use
- Suitable for day care facility with outdoor area
- Adapts to use pending for staff and clients
- Easy access to major roadways and public transit
- Well-maintained building with functional space

PROPERTY DETAILS

BUILDING SIZE	17,000 SF (2 Floors)
AVAILABLE SPACE	±3,605 SF (2000000)
LOT SIZE	1/4 Acre - 10,000 SF
YEAR BUILT	2017
FINISHES	Simple Surface Parking
LEASE TYPE	Net/Net
CONSTRUCTION CODES	NSC
PROVISIONS	Immediate

Alberta

Transaction Type For Lease	Days On Market 36	Lease Amount 35.00
Lease Frequency Annually	Zoning I-G	Subdivision Horizon
Year Built 1981	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 8011265	Building Area (Sq. Ft.) 3602.00
Building Area (Sq. M.) 334.63	Lot Size (Sq. Ft.) 52603	Lot Size (Acres) 1.21
Inclusions N/A	Restrictions None Known	Reports None

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