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1109, 3961 52 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
35227

MLS ID:
A2310175

\$16

FOR LEASE
COMMERCIAL CONDO UNIT

#1109 3961 52 Ave NE
Calgary, AB T1Y 4N9

MARKET
OPERATIONAL COSTS
TBD
POSSESSION
IMMEDIATE

PROPERTY OVERVIEW
A modern commercial unit in a high-visibility location on Bowden Highway. This unit offers great exposure along 52 Ave NE with easy access to major thoroughfares.

PROPERTY HIGHLIGHTS

- High-visibility location with excellent signage opportunity
- Ample parking for tenants and visitors
- Subterranean parking for tenants and visitors
- Easy access to major roads and transit
- Ideal for retail, office, medical or service use

UNIT AVAILABLE: 1109 3961 52 Ave NE
STATUS: Not Listed
AREA: 1109 3961
LEASE TYPE: Lease
OPERATING COSTS: TBD
POSSESSION: Immediate

ANDY BHALLA
(403) 899-7171

Coldwell Banker YAD Realty
587-897-4141

1109, 3961 52 Avenue NE, Calgary , Alberta T3J 0J7

| | | |
|--------------------------------------|---|---|
| Transaction Type For Lease | Title Fee Simple | Days On Market 1 |
| Lease Amount 16.00 | Lease Frequency Annually | Lease Term Other |
| Zoning DC (pre 1P2007) | Subdivision Westwinds | Year Built 2008 |
| Structure Type Other | Property Type Commercial | Property Sub Type Warehouse |
| Legal Plan 0812921 | Building Area (Sq. Ft.) 2000.00 | Building Area (Sq. M.) 185.80 |
| Inclusions N/A | Restrictions None Known | Reports None |

Excellent leasing opportunity for a versatile ground floor commercial bay in a prime NE Calgary location near the BLS office, Westwinds Prairie Winds Park and the Westwinds Police Headquarters. This move-in-ready unit offers flexible use options including retail, warehouse, industrial, office or showroom space. Features include a front loading overhead door approximately 9' wide x 10' high, impressive 24' clear ceiling height with potential for mezzanine use and one finished bathroom. Surrounded by a strong mix of established businesses with convenient access to major routes and amenities, this space is ideal for a variety of business operations looking for visibility, accessibility and functionality.

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