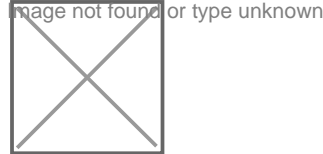


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

23, 1725 30 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
24120


MLS ID:
A2107822

\$17



 **JUSTIN HAVRE**
 (403) 262-7653

 eXp Realty
 403-262-7653

 23, 1725 30 Avenue NE, Calgary , Alberta T2E 7P6

Transaction Type For Lease	Title Fee Simple	Days On Market 196
Lease Amount 17.00	Lease Frequency Annually	Zoning I-G
Subdivision South Airways	Building Type Mixed Use	Year Built 1991
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9211343	Building Area (Sq. Ft.) 2622.00	Building Area (Sq. M.) 243.59
Parking 2	Cooling Central Air	Inclusions N/A
Restrictions Board Approval	Reports Title	

Unit #23 is a main floor unit offering a total of 2622 sqft. Roughly 1000sqft is designated office space and about 1600 sqft is warehouse space PLUS an included PRIVATE, FENCED 25ft x 44ft YARD. Inside you find a front reception area, large office space/board room, a second private office, lunchroom or flex space with area suitable for a kitchenette and bathroom. The warehouse includes a second bathroom, 14-foot overhead door, 24-foot ceiling height and access to the secured and fenced yard space. Additionally, there are 2 assigned parking spaces out front. This well-kept complex is located near Deerfoot Trail, 32 Ave NE and Barlow Trail for easy access. Space is being offered at \$17 per ft2 and low op costs (Approximately \$6.75 est 2024) which is approximately \$5,189.37 per month plus utilities and GST. (Property not suitable for Wood Working, Auto Body Shop or Active Retail)

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