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127, 10985 38 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
26536


MLS ID:
A2158480

\$21



 **SUKH BRAR**
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 127, 10985 38 Street NE, Calgary , Alberta T3N 1E7

Transaction Type For Lease	Days On Market 13	Lease Amount 21.00
Lease Frequency Annually	Zoning DC (pre 1P2007)	Subdivision Stoney 3
Year Built 2016	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1811540	Building Area (Sq. Ft.) 1637.00
Building Area (Sq. M.) 152.08	Inclusions N/A	Restrictions Landlord Approval,Lease Restriction
Reports Floor Plans,Site Plans,Title		

This industrial condo presents an exceptional leasing opportunity, strategically located in Jacksonport with convenient access to Stoney Trail and Deerfoot Trail. The unit, featuring a total area of 1637 square feet, is perfectly suited for small light industrial, any kind of industrial with showroom use. The warehouse boasts an impressive 20-foot clear ceiling height, enhancing operational flexibility. The unit also includes a drive-in door for easy loading and unloading. 5 to 10 years lease term is possible, making this an ideal space for businesses seeking a functional and accessible industrial setting. Op-cost is \$10.80 per sq/ft.

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