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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

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