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201, 4321 23B STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
26855


MLS ID:
A2178289

\$12



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 201, 4321 23b Street , Calgary , Alberta T2E 7V9

Transaction Type For Lease	Days On Market 82	Lease Amount 12.00
Lease Frequency Annually	Subdivision North Airways	Year Built 1983
Structure Type Industrial	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 1271.00	Building Area (Sq. M.) 118.08	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

1,271 Sq. Ft of second floor office northeast location located by near by 42 Avenue NE and 23b Street NE. The office space features reception area, three large private offices, kitchenette area, and one washroom. This space includes one assigned parking stall and ample street parking. Several cafes, restaurants, and many other amenities located by 32 Avenue NE and McKnight Boulevard NE. Close proximity to McKnight Boulevard, Barlow Trail NE, 32 Avenue NE and Deerfoot Trail NE. The Lease rate is \$12.00 PSF and the Operating Costs is \$10.08 PSF (Total of \$22.08 PSF). Utilities are included in the Operating Costs.

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