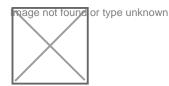


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

1983

Lease Frequency

Annually

**Subdivision**North Airways

Year Built

**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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