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## 23, 1725 30 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
27234


**MLS ID:**  
A2186130

**\$17**



 **JUSTIN HAVRE**  
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 23, 1725 30 Avenue NE, Calgary , Alberta T2E 7P6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 21
<b>Lease Amount</b> 17.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-G
<b>Subdivision</b> South Airways	<b>Building Type</b> Mixed Use	<b>Year Built</b> 1991
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9211343	<b>Building Area (Sq. Ft.)</b> 2622.00	<b>Building Area (Sq. M.)</b> 243.59
<b>Parking</b> 2	<b>Cooling</b> Central Air	<b>Inclusions</b> none
<b>Restrictions</b> Board Approval	<b>Reports</b> Floor Plans, 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 (26 ft x 58 ft) 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 2025) which is approximately \$5,189.37 per month plus utilities and GST. (Property not suitable for Wood Working, Any type of Auto Body Shop or Active Retail)

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