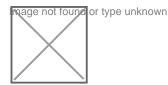


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **404 35 AVENUE NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29575

**MLS ID:** A2197872

\$1,100



**△** MANNY VERDUGO

- CDN Global Advisors Ltd.
- **403-531-4336**
- 404 35 Avenue NE, Calgary , Alberta T2E 2K7

**Transaction Type** 

For Lease

**Days On Market** 

41

**Lease Amount** 

1100.00

Year Built

**Lease Frequency** 

Monthly

Subdivision Greenview

1971

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Office

Building Area (Sq. Ft.)

750.00

Building Area (Sq. M.)

69.68

Inclusions

N/A

RestrictionsReportsCall ListerCall Lister

This small main floor office space offers an abundance of natural light. The layout includes three open-concept office divisions, perfect for fostering collaboration, including one washroom. Furniture is negotiable. This office space is just a short walk from a variety of amenities, including restaurants, cafes, retailers, and bus transportation. Located in Greenview Industrial Park, and close proximity to Edmonton Trail NE and 32 Avenue NE. The Monthly Gross Rent is \$1,100 per month, which includes utilities and basic internet.

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