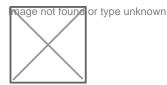


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2443 42 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 29743

MLS ID: A2201581

\$12



- **△** MANNY VERDUGO
- CDN Global Advisors Ltd.
- **403-531-4336**
- 2443 42 Street NE, Calgary , Alberta T2E 7T6

Transaction Type

For Lease

Lease Frequency

Annually

Year Built

1983

Property Sub Type

Industrial

Parking

I

Reports
Call Lister

Days On Market

30

Sub Lease

Т

Structure Type

Flex

Building Area (Sq. Ft.)

1509.00

Inclusions N/A **Lease Amount**

12.00

Subdivision

North Airways

Property Type Commercial

Building Area (Sq. M.)

140.19

Restrictions
Call Lister

includes Bright front showroom / bullpen area, 1 boardroom, storage/ network room, and coffee station. One washroom and a shower room. Small warehouse space at rear with one drive-in door (8 Ft w x 10 Ft). This space includes one reserved parking stall and ample of street parking. Furniture is negotiable. Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE. Sublease Term: July 30, 2029. Sublease Rate is starting at \$12.00 PSF and Operating Costs at \$9.04 PSF; thus Total of \$21.04 PSF.

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