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3677 19 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30145


MLS ID:
A2210792

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 3677 19 Street NE, Calgary , Alberta T2E6S8

Transaction Type For Lease	Days On Market 56	Lease Amount 13.00
Lease Frequency Annually	Subdivision North Airways	Year Built 1977
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 6400.00	Building Area (Sq. M.) 594.57	Footprint (Sq. Ft.) 6400
Commercial Amenities Mezzanine	Inclusions N/A	Restrictions Call Lister
Reports Call Lister		

6,400 Sq.Ft. industrial bay with direct exposure to 19 Street NE. Approximately 1,000 Sq.Ft. of main floor office layout consists of front showroom/reception area, two private offices, two washrooms and one warehouse office. 820 Sq.Ft. of quality bonus mezzanine (free of charge), which consists of a large bullpen area, two private offices, kitchenette, and one washroom. 5,400 Sq.Ft. of wide and functional warehouse space (approx. 40 Ft width x 140 Ft depth), which includes 20 Ft clear height, 1 Drive-in door (12 Ft width x 16 Ft height), and 100 amps of power (to be confirmed). Close proximity to 32 Avenue NE, McKnight Boulevard NE and less than 5 minutes to Deerfoot Trail NE. Sublease Term: April 29, 2027. Sublease Rate is starting at \$13.00 PSF and Operating Costs at \$4.33 PSF; thus Total of \$17.33 PSF.

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