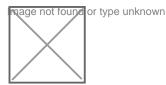


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3677 19 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30145

MLS ID: A2210792

\$13



△ MANNY VERDUGO

- U CDN Global Advisors Ltd.
- **403-531-4336**
- 🖄 3677 19 Street NE, Calgary , Alberta T2E6S8

Transaction Type

For Lease

Lease Frequency

Annually

Structure Type

Industrial

Building Area (Sq. Ft.)

6400.00

Commercial Amenities

Mezzanine

Reports
Call Lister

Days On Market

56

SubdivisionNorth Airways

Property Type Commercial

Building Area (Sq. M.)

594.57

Inclusions N/A Lease Amount

13.00

Year Built

1977

Property Sub Type

Industrial

Footprint (Sq. Ft.)

6400

Restrictions
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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