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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

**\$14**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 3677 19 Street NE, Calgary , Alberta T2E6S8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 102	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> North Airways	<b>Year Built</b> 1977
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 6400.00	<b>Building Area (Sq. M.)</b> 594.57	<b>Footprint (Sq. Ft.)</b> 6400
<b>Commercial Amenities</b> Mezzanine	<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister
<b>Reports</b> 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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