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## UNIT 111, 3501 23 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
30313


**MLS ID:**  
A2215068

**\$13**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Unit 111, 3501 23 Street NE, Calgary , Alberta T2E 6V8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 376	<b>Lease Amount</b> 13.00
<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> 18718.00	<b>Building Area (Sq. M.)</b> 1738.94	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

18,718 SF of industrial space, with the option to lease an additional ±33,000 SF of fenced yard. Substantial renovations underway - to be completed for May 1, 2026. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 5,454 SF of office space over two floors and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.

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