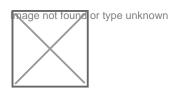


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

B

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

**Transaction Type** 

For Lease

**Days On Market** 

124

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.)

15069.00

Building Area (Sq. M.)

1399.94

Inclusions

N/A

Restrictions
Call Lister

Reports
Call Lister

15,069 SF of industrial space, with the option to lease an additional ±33,000 SF of fenced yard. 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 1,805 SF of office space 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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