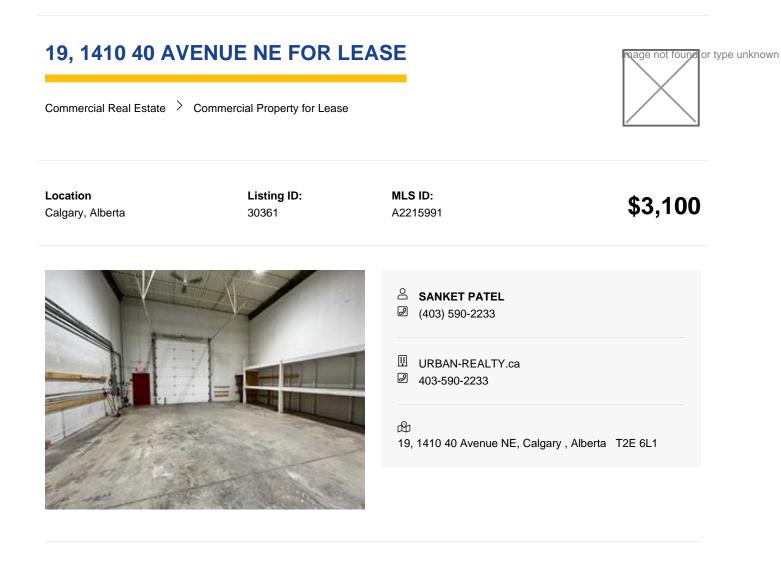


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1977

Property Sub Type Warehouse

Inclusions N/A Days On Market

Subdivision McCall

Structure Type Industrial

Building Area (Sq. Ft.) 1400.00

Restrictions None Known Lease Amount 3100.00

Building Type Warehouse

Property Type Commercial

Building Area (Sq. M.) 130.06

Reports None

Affordable and Functional Industrial Space in McCall – All-Inclusive Lease! Located at 1410 40 Ave NE, Calgary, AB, this 1,400 sq ft warehouse offers the perfect balance of efficiency and accessibility for your growing business. Nestled in the well-established McCall Industrial Park, this unit is just moments from major routes like Deerfoot Trail and McKnight Blvd, ensuring smooth logistics and easy access for your team and deliveries. The space features a dedicated loading dock with a large overhead door, ideal for businesses requiring frequent shipping and receiving. Inside, the open layout provides a clean, customizable footprint suitable for storage, distribution, light manufacturing, or trades operations. Offered at just \$3,100/month including utilities, this all-inclusive gross lease simplifies budgeting and keeps your overhead low. Whether you're an expanding local business or launching a new operation, this space offers unbeatable value in a prime NE Calgary location. Contact your favorite realtor today to book a private tour!

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