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19, 1410 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30361


MLS ID:
A2215991

\$3,100



 **SANKET PATEL**
 (403) 590-2233

 URBAN-REALTY.ca
 403-590-2233

 19, 1410 40 Avenue NE, Calgary , Alberta T2E 6L1

Transaction Type For Lease	Days On Market 12	Lease Amount 3100.00
Lease Frequency Monthly	Subdivision McCall	Building Type Warehouse
Year Built 1977	Structure Type Industrial	Property Type Commercial
Property Sub Type Warehouse	Building Area (Sq. Ft.) 1400.00	Building Area (Sq. M.) 130.06
Inclusions N/A	Restrictions None Known	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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