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Jun 6, 2025, 19:08:57

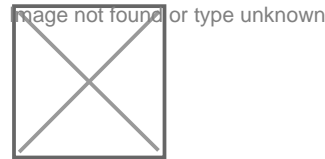
Regional Contact

Kim Uhersky 4036273156 communications@pinchercreek.ca [Visit Website](#)

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.

11, 1209 38 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Calgary, Alberta

Listing ID:



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
MLS ID:


A2226902

\$3,200



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

 URBAN-REALTY.ca
 403-590-2233

 11, 1209 38 Avenue NE, Calgary , Alberta T2E 6M2

Transaction Type

For Lease

Days On Market

3

Lease Amount

3200.00

Lease Frequency

Monthly

Subdivision

McCall

Building Type

Commercial Mix

Year Built

1977

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Office

Building Area (Sq. Ft.)

1500.00

Building Area (Sq. M.)

139.35

Inclusions

N/A

Restrictions

None Known

Reports

None

Excellent opportunity to Lease clean and spacious 2nd floor office space located in McCall Area off of 12th street and 38th Ave NE. Step into a meticulously maintained building, located on a quiet street with ample parking. The second floor boasts a generous 1500 sq ft of versatile space currently in shell condition which can be built out according to your specifications. There are currently plans in place to thoughtfully design and accommodate five separate offices, 2 bathrooms, and a Kitchen. Space can be built out quick and you can also enjoy the simplicity of an all-inclusive gross lease that includes utilities. This office space is perfect for professionals seeking a peaceful yet professional setting. With ample square footage, it provides flexibility for various business needs and room to grow. Don't miss the opportunity to secure this premium office space for your business. Contact your favorite realtor or reach out today to schedule a viewing and elevate your business to new heights!

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