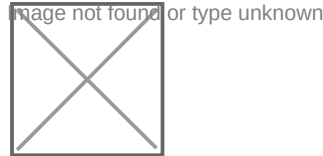


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BAY 1, 1431 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31683

MLS ID:
A2247436

\$14



 **ADEDOYIN OMOTARA**
 (403) 922-6330

 Real Broker
 855-623-6900

 Bay 1, 1431 40 Avenue NE, Calgary , Alberta T2E 8N6

Transaction Type For Lease	Days On Market 15	Lease Amount 14.00
Lease Frequency Annually	Subdivision McCall	Building Type Condo Complex,Institutional,Warehouse
Year Built 1991	Structure Type Institutional	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 2674.00	Building Area (Sq. M.) 248.42
Inclusions N/A	Restrictions Board Approval	Reports Floor Plans

Welcome to this 2,674 sq ft light-industrial/warehouse unit in McCall 40th Business Park! This unit is part of a well-maintained complex built in 1991 (and expanded in 1999) and updated in 2016, zoned I-G for versatile industrial use. The space offers ample outdoor parking for your operational convenience. With excellent exposure to major arteries such as Deerfoot Trail, McKnight Boulevard, and 32nd Avenue NE, Bay 1 is ideally situated for easy access across the city. There is also an opportunity to rent the 609 Sqft mezanine area, this could be rented separately or together. Great value with a lease rate at \$14.00 PSF; Operating Costs at \$6.00 PSF; totally \$14.00 PSF.

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