

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.

110, 2730 39 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32118

MLS ID:
A2257030

\$9.75



 **ILYA RAYKHLIN**
 (403) 999-2277

 RE/MAX House of Real Estate
 403-287-3880


110, 2730 39 Avenue NE, Calgary , Alberta T1Y 7H6

Transaction Type For Lease	Days On Market 234	Lease Amount 9.75
Lease Frequency Annually	Lease Term Remaining 70	Sub Lease 1
Subdivision Horizon	Building Type Warehouse	Year Built 2000
Structure Type Warehouse	Property Type Commercial	Property Sub Type Warehouse
Office (Sq. Ft.) 2738.0000	Building Area (Sq. Ft.) 15301.00	Building Area (Sq. M.) 1421.50
Inclusions N/A	Restrictions Airspace Restriction, Landlord Approval	Reports None

MASSIVE RENT DISCOUNT - This is an incredible opportunity to sublease newly-renovated warehouse space in a modern industrial building close to the Calgary Airport and right by Walmart Canada's logistics centre. The Net Rent has been discounted far below the rate being paid by the sublandlord, and the space is now being offered at \$9.75 per square foot with 3% annual escalations. The warehouse bay has very desirable features which include an ESFR sprinkler system, dock and drive-in loading doors, 200 amps at 600 volts of electrical service (TBV), and automatic dock levelers. Sublandlord will NOT consider indoor recreational facilities, places of worship, or automotive-related uses. The unit cannot be subdivided

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.