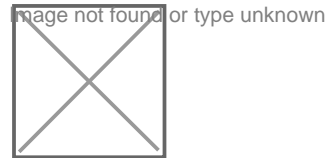


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2447 42 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
32425


MLS ID:
A2262663

\$14



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 2447 42 Avenue NE, Calgary , Alberta T2E 7T6

Transaction Type For Lease	Days On Market 7	Lease Amount 14.00
Lease Frequency Annually	Subdivision North Airways	Year Built 1983
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 1537.00	Building Area (Sq. M.) 142.79	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

1,509 sq. ft. industrial bay with a mix of office and warehouse space. The office area (768 sq. ft.) includes a front reception area, two private offices, an open-concept area, a coffee station, and one washroom. The warehouse (769 sq. ft.) features 21 ft. clear height, 100 amps of power (to be confirmed), and one drive-in door (8 ft. W x 10 ft. H). There is also 704 sq. ft. of concrete bonus mezzanine space provided at no additional cost. The premises include one reserved parking stall and ample street parking. Furniture is negotiable. Located in close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard, and Deerfoot Trail NE. The lease rate starts at \$14.00 per sq. ft., and operating costs are \$9.51 per sq. ft., for a total of \$23.51 per sq. ft. Gas and electricity are at the tenant's expense. Available immediately.

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