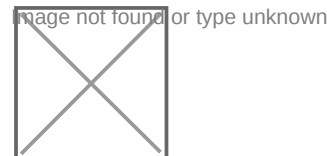


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 8, 1925 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33450

MLS ID:
A2277382

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Unit 8, 1925 39 Avenue NE, Calgary , Alberta T2E 6S8

Transaction Type For Lease	Days On Market 74	Lease Amount 13.00
Lease Frequency Annually	Subdivision North Airways	Year Built 1977
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 4105.00	Building Area (Sq. M.) 381.36	Inclusions n/a
Restrictions Call Lister	Reports Call Lister	

4,105 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. Recently updated office space with new paint and floors. Warehouse space also recently painted. The office area totals approximately 1,718 SF and includes a reception area, five private offices, a kitchenette/lunchroom, and washrooms, including one barrier-free washroom. The 2,387 SF warehouse offers a functional wide layout (approximately 39 ft wide x 65 ft deep) with 18 ft clear ceiling height, 100 amps of power (TBV), one drive-in door (12 ft W x 14 ft H), and one dock door (8 ft W x 10 ft H). Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by restaurants, cafés, and retailers. Available immediately. The lease rate is \$13.00 PSF with step-ups, plus operating costs of \$8.27 PSF (estimated 2025), for a gross rate of \$21.27 PSF. This equates to approximately \$7,300 per month, plus utilities and GST. Please note: no automotive use permitted.

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