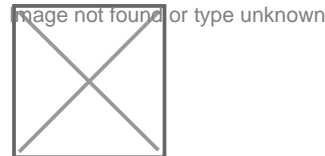


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3809 9 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33490


MLS ID:
A2277986

\$13



 **TATE ARONOVICH**

 CDN Global Advisors Ltd.
 403-531-4336

 3809 9 Street , Calgary , Alberta T2G 3C7

Transaction Type For Lease	Days On Market 117	Lease Amount 13.00
Lease Frequency Annually	Subdivision Highfield	Building Type Warehouse
Year Built 1971	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 9100.00	Building Area (Sq. M.) 845.41
Inclusions N/A	Restrictions None Known	Reports None

Well-located industrial warehouse facility totaling 9,100 square feet in the established Highfield Industrial district. The property offers an efficient mix of warehouse and office space, consisting of approximately 8,176 SF of warehouse and 924 SF of office/showroom. The warehouse features an 18-foot clear ceiling height (TBV) and is serviced by one oversized drive-in loading door (17' W x 12' H), providing excellent functionality for distribution, service, or light manufacturing users. Power is 200 amps at 120/208 volts (TBV). The office area has been recently upgraded and provides a clean, professional front-end presence. The site benefits from a central Calgary location with close proximity to Blackfoot Trail, Glenmore Trail, and Deerfoot Trail, allowing for efficient city-wide and regional access. Zoned Industrial General (I-G), the property accommodates a wide range of industrial uses. Available March 1, 2026. NOTE: Posted rate is the Net Rent. Operating Costs are estimated at \$5.23 p.s.f. for 2025, NO AUTOMOTIVE USES

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