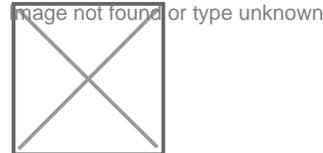


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101, 665 GODDARD AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34355

MLS ID:
A2292197

\$22,593.92



 **BRENDON KITZUL**
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 KPLI Real Estate Corporation
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 101, 665 Goddard Avenue NE, Calgary , Alberta T2K 6K1

Transaction Type For Lease	Days On Market 50	Lease Amount 22593.92
Lease Frequency Monthly	Subdivision Greenview Industrial Park	Building Type Warehouse
Year Built 1997	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 12612.00	Building Area (Sq. M.) 1171.68
Inclusions NA	Restrictions None Known	Reports None

Unit #101 offers 12,612 SF of highly functional industrial space located in Calgary's established northeast industrial corridor. The unit features a flexible warehouse layout with a combination of office and storage space, making it well suited for distribution, light manufacturing, or industrial users. The warehouse area benefits from approximately 20-foot ceiling height (TBV) and is serviced by four drive-in overhead doors, including three 12' x 12' doors and one 14' x 12' door, providing excellent access for vehicles, equipment, and operational flow. The space also includes trench floor drainage and 200 amp power (to be verified) to support a wide range of industrial uses. Zoned I-C (Industrial – Commercial), the property allows for a variety of industrial and commercial operations. The unit also includes eight on-site parking stalls and is available for immediate possession, offering businesses a rare opportunity to secure larger industrial space in a well-located northeast industrial area.

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