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## 109, 3825 34 STREET NE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**



35066



**MLS ID:**


A2306553

**\$3,750**



 **AMRIT BEDI**  
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 Coldwell Banker YAD Realty  
 587-897-4141

 109, 3825 34 Street NE, Calgary , Alberta T1Y6Z8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 6	<b>Lease Amount</b> 3750.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-G	<b>Subdivision</b> Horizon
<b>Year Built</b> 1999	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9910155	<b>Building Area (Sq. Ft.)</b> 1960.00
<b>Building Area (Sq. M.)</b> 182.09	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> None		

Prime leasing opportunity! This 1,960 sq ft industrial bay offers a highly desirable location within walking distance to Calgary CTrain's Whitehorn Station, providing excellent accessibility for staff and clients. Zoned IG (Industrial General), the space is well-suited for a variety of light industrial and commercial uses, including kitchen cabinet manufacturing, car detailing, window blind production, warehousing, and more. Currently there is a showroom area already build with 2 private offices and a bathroom. The warehouse has 24 ft clear height ceiling. Enjoy competitive lease rates at just \$23 per sq ft, plus \$13 per sq ft operating costs. Ideal for growing businesses seeking a functional space in a strategic northeast location.

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