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3605 32 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
35205

MLS ID:
A2310100

\$35

FOR LEASE
PREMIUM COMMERCIAL BUILDING

3605-32 St NE
Calgary, AB T1Y 4Z3

±3,605 SF
(3,605 sq ft)

MARKET
RENTAL RATES
TBD

PROPERTY OVERVIEW

Excellent opportunity to lease a premium condition commercial building in a high visibility location in Northwest Calgary. The versatile property is ideal for a wide range of retail and professional uses including dental, medical, pharmacy, diagnostic, banks and more. The property also offers the unique advantage of outdoor space making it an excellent option for a day care facility.

PROPERTY HIGHLIGHTS

- High visibility location with excellent exposure
- Ideal for dental, medical, pharmacy, diagnostic centers and other healthcare uses
- Suitable for day care facility with outdoor space
- Asgpt on site parking for staff and visitors
- Easy access to major roads and public transit
- Well-maintained building with functional space

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3605 32 Street NE, Calgary, Alberta T1Y 5Y9

Transaction Type For Lease	Days On Market 5	Lease Amount 35.00
Lease Frequency Annually	Zoning I-G	Subdivision Horizon
Year Built 1981	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 8011265	Building Area (Sq. Ft.) 3602.00
Building Area (Sq. M.) 334.63	Lot Size (Sq. Ft.) 52603	Lot Size (Acres) 1.21
Inclusions N/A	Restrictions None Known	Reports None

IG Zoned two-storey building with 3,602 SF main floor space available for lease in a high traffic location near Costco and the Sunridge area. Excellent exposure and visibility with convenient access to major routes and surrounding businesses. Ideal for dental, medical, pharmacy, professional office, retail showroom and many other business uses. Lots of parking available with strong signage opportunities for maximum business exposure.

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