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1109, 3961 52 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta

Listing ID:
35227

MLS ID:
A2310175

\$16

FOR LEASE
COMMERCIAL CONDO UNIT



#1109 3961 52 Ave NE
Calgary, AB T1Y 4N9

View Location Access Parking Tour/View Photos High Traffic Area

MARKET
OPERATIONAL COSTS
TBD

POSSESSION
IMMEDIATE

PROPERTY OVERVIEW

A modern opportunity to lease a commercial condo unit in a high-visibility location on Macleod Calgary. This unit offers great exposure along 52 Ave NE with easy traffic access and easy access.

UNIT AVAILABLE: 11/08/2025 to Aug 16/26 (Contact to view)

STATUS: 0% (Owner Owned)

AREA: 1,112.00 sq ft


LEASE TERM: 3 Years

OPERATING COSTS: TBD

POSSESSION: Immediate

PROPERTY HIGHLIGHTS

- High-visibility location with excellent signage opportunity
- Ample on-site parking for tenants and visitors
- Surrounding established businesses and operators
- Easy access to major roadways and transit
- Ideal for retail, office, medical, or service uses



ANDY BHALLA
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 587-897-4141

1109, 3961 52 Avenue NE, Calgary , Alberta T3J 0J7

Transaction Type For Lease	Title Fee Simple	Days On Market 4
Lease Amount 16.00	Lease Frequency Annually	Lease Term Other
Zoning DC (pre 1P2007)	Subdivision Westwinds	Year Built 2008
Structure Type Other	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 0812921	Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80
Inclusions N/A	Restrictions None Known	Reports None

Excellent leasing opportunity for a versatile ground floor commercial bay in a prime NE Calgary location near the BLS office, Westwinds Prairie Winds Park and the Westwinds Police Headquarters. This move-in-ready unit offers flexible use options including retail, warehouse, industrial, office or showroom space. Features include a front loading overhead door approximately 9' wide x 10' high, impressive 24' clear ceiling height with potential for mezzanine use and one finished bathroom. Surrounded by a strong mix of established businesses with convenient access to major routes and amenities, this space is ideal for a variety of business operations looking for visibility, accessibility and functionality.

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