



**GRASSROOTS**  
REALTY GROUP

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430 A 40 Avenue NE  
Calgary, Alberta

MLS # A2215454



**\$14 per sq.ft.**

Division: Greenvue Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,175 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 2,175 SF industrial/flex unit is ideally situated along Edmonton Trail NE. The zoning is C-COR3 (Commercial Corridor 3), which allow array of office, light industrial, and retail uses. The space includes 400 SF of office space and 1,775 SF of functional warehouse area. The office features with one private office, open-concept area, and a washroom. The warehouse offers two 12 ft x 12 ft drive-in doors, a 15.5 ft clear height, and 100 amps of power. The property enjoys excellent visibility along Edmonton Trail NE, with an option for pylon signage. This location benefits from proximity to numerous amenities, including retailers, restaurants, automotive services, and convenient access to public transportation. Close proximity to Edmonton Trail NE, 32 Avenue NE, Centre Street N, and Deerfoot Trail NE are just moments away. Lease rates are starting at \$14.00 PSF, with operating costs of \$9.50 PSF, for a total of \$23.50 PSF. Please note that automotive uses are not permitted.