



**GRASSROOTS**  
REALTY GROUP

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**3611 27 Street NE**  
**Calgary, Alberta**

**MLS # A2231262**



**\$13 per sq.ft.**

**Division:** Horizon  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,430 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

2,430 SF industrial bay located near 32 Avenue NE and Barlow Trail NE and direct exposure to 27 Street NE. This industrial bay offers +/- 371 SF of front office space and +/- 2,059 SF of warehouse space. In addition, +/- 371 SF of bonus mezzanine space (free of charge). The main floor office space includes front reception/open concept space with two washrooms. The warehouse space features 18 Ft of clear height, 1 Drive-in door (12 Ft w x 14' h), sump, and 100 amps of power (TBV). In addition, this space includes a total of 4 reserved parking stalls (two at front and two at rear). Near to several restaurants, cafes, other retailers, bus transportation at 32 Avenue NE, and close proximity to Deerfoot Trail NE. The Lease rate starts at \$13.00 PSF with operating costs at \$7.68 PSF; thus a total of \$20.68 PSF. Available immediately.