



GRASSROOTS
REALTY GROUP

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2447 42 Avenue NE
Calgary, Alberta

MLS # A2262663



\$14 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,537 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

1,509 sq. ft. industrial bay with a mix of office and warehouse space. The office area (768 sq. ft.) includes a front reception area, two private offices, an open-concept area, a coffee station, and one washroom. The warehouse (769 sq. ft.) features 21 ft. clear height, 100 amps of power (to be confirmed), and one drive-in door (8 ft. W x 10 ft. H). There is also 704 sq. ft. of concrete bonus mezzanine space provided at no additional cost. The premises include one reserved parking stall and ample street parking. Furniture is negotiable. Located in close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard, and Deerfoot Trail NE. The lease rate starts at \$14.00 per sq. ft., and operating costs are \$9.51 per sq. ft., for a total of \$23.51 per sq. ft. Gas and electricity are at the tenant's expense. Available immediately.