



GRASSROOTS
REALTY GROUP

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**3121, 2920 Kingsview Boulevard SE
Airdrie, Alberta**

MLS # A2264726



\$26 per sq.ft.

Division: Kingsview Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,677 sq.ft.

Zoning: IB-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.04 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in the highly desirable Kingsview Industrial Park in Airdrie, this 1677 sq ft commercial unit provides an ideal solution for businesses seeking flexible office and industrial space. With a well-balanced design featuring both office areas and warehouse/bay space, this property is perfect for companies that require a combination of professional workspaces and operational capacity. Within the 1677 sq ft you will find a front lobby space along with 3 offices, a kitchen and 1 bathroom. The industrial bay features High-clearance ceilings, Overhead door and concrete floors. Plenty of parking and great access off the 40th Ave overpass. Monthly Lease cost is Net lease \$3,633.50 + GST, Estimated 2025 Op Costs: \$14.00 /sqft .