



**Unit 8, 1925 39 Avenue NE
Calgary, Alberta**

MLS # A2277382



\$13 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,105 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

4,105 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. Recently updated office space with new paint and floors. Warehouse space also recently painted. The office area totals approximately 1,718 SF and includes a reception area, five private offices, a kitchenette/lunchroom, and washrooms, including one barrier-free washroom. The 2,387 SF warehouse offers a functional wide layout (approximately 39 ft wide x 65 ft deep) with 18 ft clear ceiling height, 100 amps of power (TBV), one drive-in door (12 ft W x 14 ft H), and one dock door (8 ft W x 10 ft H). Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by restaurants, cafes, and retailers. Available immediately. The lease rate is \$13.00 PSF with step-ups, plus operating costs of \$8.27 PSF (estimated 2025), for a gross rate of \$21.27 PSF. This equates to approximately \$7,300 per month, plus utilities and GST. Please note: no automotive use permitted.