GRASSROOTS REALTY GROUP

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Suite 1, 4321 23B Street NE
Calgary, Alberta

MLS # A2290310

$12 per sq.ft.

Division:	North Airways
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,200 sq.ft.
Zoning:	-

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	n/A		

2,220 SF office space with ample natural light located in the North Airways Industrial Park. The office includes seven large private offices, a receptionist area, large lunchroom/kitchenette area, and one washroom. Two reserved parking stalls and ample street parking are available, with the unit adjacent to generous green space. Utilities are included in the operating costs. Nearby amenities include Burger King, as well as several restaurants and hotels in the area. The property offers close proximity to McKnight Boulevard, 32 Avenue NE, and easy access to Deerfoot Trail NE. The lease rate is $12.00 PSF with step-ups, plus operating costs of $10.58 PSF, for a gross rate of $22.58 PSF. This equates to approximately $4,200 per month, plus GST. Available immediately. * Can be combined with Suite 1A for a total of 3,339 SF

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