GRASSROOTS REALTY GROUP

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Suite 1-1A, 4321 23B Street NE Calgary, Alberta

MLS # A2290420

$12 per sq.ft.

Division:	North Airways
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,339 sq.ft.
Zoning:	-

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

Combined two suites, a total of 3,339 SF of office space with ample natural light located in the North Airways Industrial Park. The office includes nine large private offices, a two receptionist areas, one boardroom, large lunchroom/kitchenette area, two washrooms, and two separate entrances. Three 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 $6,300 per month, plus GST. Available immediately.

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