



GRASSROOTS
REALTY GROUP

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11, 1916B 30 Avenue NE
Calgary, Alberta

MLS # A2299654

\$13 per sq.ft.



Division: South Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,835 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This well-appointed 3,835 SF flex industrial bay offers a highly functional layout in the centrally located McCall Industrial district. The unit features a balanced mix of office and warehouse space, including 1,899 SF of warehouse area and 1,936 SF of office space split across two levels. The main floor provides a clean, open showroom or workspace, while the second level includes three private offices, ideal for administrative or executive use. The warehouse component offers a 20-foot clear height (TBV), a floor drain, and a 12' x 14' drive-in (grade-level) loading door, providing efficient shipping and receiving capabilities. The space is serviced by 100 amps of power (TBV) and includes three assigned parking stalls. Strategically positioned with quick access to Deerfoot Trail, 32 Avenue NE, Barlow Trail, 16 Avenue NE, and McKnight Trail, the property ensures excellent connectivity to key transportation routes, Calgary International Airport, and downtown Calgary. Surrounded by a wide range of nearby amenities, this property is well-suited for a variety of industrial users seeking a professional, efficient, and accessible space. The property will be available for occupancy in September 2026. Please note that automotive uses are not permitted, and the site cannot accommodate 40' trailers.