



**Units 3-4, 1925 39 Avenue NE
Calgary, Alberta**

MLS # A2300389



\$13 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,008 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

6,008 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. The office area is approximately 2,000 SF and includes a large reception/showroom area, four private offices, one boardroom, storage room kitchenette/ lunchroom area, and two washrooms. 4,008 SF functional wide warehouse at approx. 53 ft width x 61 ft depth, 18 ft clear ceiling height, 100 amps of power (TBV), and two drive-in door (12 ft W x 14 ft H). Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by several 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 \$10,700 per month, plus utilities and GST. Available immediately. Please note: no automotive use permitted and does not accommodate 53' trailers.