



**GRASSROOTS**  
REALTY GROUP

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**2182 39 Avenue NE**  
**Calgary, Alberta**

**MLS # A2178275**



**\$9 per sq.ft.**

**Division:** North Airways

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Pilot Building

**Bus. Name:** -

**Size:** 1,756 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

1,756 Sq. Ft of second floor office northeast location located by near 19 Street NE and 39 Avenue NE. The office space features reception / open concept area, three large private offices, one large office/boardroom, kitchenette area, and two washrooms. This space includes one assigned parking stall. Several cafes, restaurants, and many other amenities located by 32 Avenue NE and McKnight Boulevard NE. Close proximity to McKnight Boulevard, Barlow Trail NE, 32 Avenue NE and Deerfoot Trail NE. The Lease rate is \$12.00 PSF and the Operating Costs is \$9.25 PSF (Total of \$21.25 PSF). Utilities are included in the Operating Costs.