

780-832-5880

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## Unit 111, 3501 23 Street NE Calgary, Alberta

MLS # A2215068



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

N/A

## \$13 per sq.ft.

Division:	North Airways	
Type:	Industrial	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	15,069 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

15,069 SF of industrial space, with the option to lease an additional ±33,000 SF of fenced yard. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 1,805 SF of office space and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.