

Unit 2, 1925 39 Avenue NE  
Calgary, Alberta

MLS # A2277267



## \$13 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,007 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

3,007 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. The office area is approximately 1,000 SF and includes two private offices, an open-concept area, and washrooms. The warehouse area comprises approximately 2,007 SF, featuring 20 ft clear ceiling height, 100 amps of power (TBV), one drive-in door (12 ft W x 14 ft H), and LED lighting. Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by several restaurants, caf&eacute;s, and retailers. Available immediately. The lease rate is \$13.50 PSF with step-ups, plus operating costs of \$8.27 PSF (estimated 2025), for a gross rate of \$21.77 PSF. This equates to approximately \$5,500 per month, plus utilities and GST. Please note: no automotive use permitted.