

**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, cafés, 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.