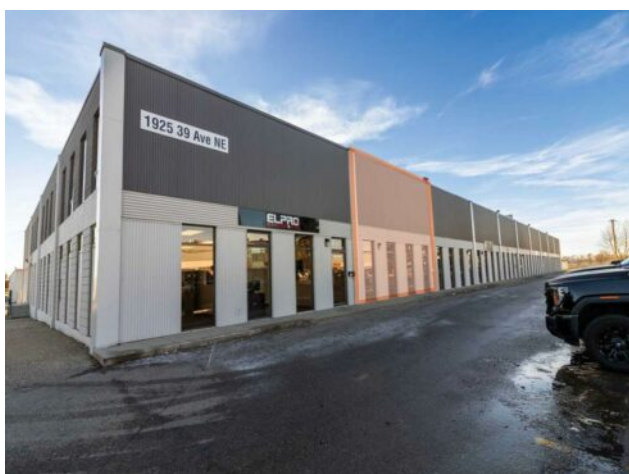


**Unit 8, 1925 39 Street NE
Calgary, Alberta**

MLS # A2277382



\$13 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,105 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

4,105 SF industrial bay in a prime Northeast location near 39 Avenue and 19 Street NE. The office area totals approximately 1,718 SF and includes a reception area, five private offices, a kitchenette/lunchroom, and washrooms, including one barrier-free washroom. The 2,387 SF warehouse offers a functional wide layout (approximately 39 ft wide x 65 ft deep) with 18 ft clear ceiling height, 100 amps of power (TBV), one drive-in door (12 ft W x 14 ft H), and one dock door (8 ft W x 10 ft H). Conveniently located near 32 Avenue NE, with close proximity to McKnight Boulevard NE and Deerfoot Trail NE, and surrounded by restaurants, cafés, 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 \$7,300 per month, plus utilities and GST. Please note: no automotive use permitted.