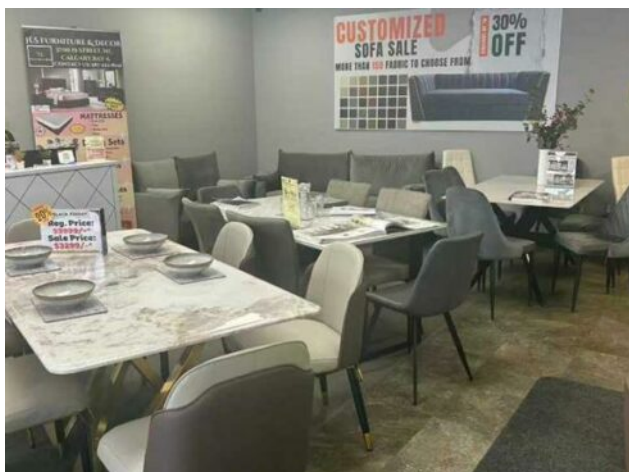


6, 3700 19 Street NE  
Calgary, Alberta

MLS # A2278950



## \$13 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,117 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This well-positioned industrial bay features totaling 4,117 sq ft, with one year remaining on the current term. The space features a large front showroom, two spacious offices, a kitchenette, and two washrooms. The current monthly rent is \$6,900, inclusive of additional rent and GST, based on a competitive base rate of \$13.75 per sq ft. The upper level (approximately 700 sq ft) is currently subleased on a month-to-month basis at \$1,250 plus GST, providing immediate offset income. Effective March 1, 2026, to February 28, 2027, the base rent will increase modestly to \$14.00 per sq ft. A new head lease is negotiable directly with the landlord, offering flexibility for long-term planning. The site is featuring excellent visibility along 19 Street NE and offers outstanding exposure and easy access for both clients and customers. Enjoy quick and convenient access to McKnight Trail, Deerfoot Trail, and Barlow Trail, with 32nd Avenue just one minute away, ensuring excellent connectivity throughout the city. The site also provides abundant parking with designated stalls. Automotive uses are not permitted.