

**1687 32 Avenue NE
Calgary, Alberta**

MLS # A2221600



\$15 per sq.ft.

Division: South Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,809 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

FOR SUBLEASE: 3,809 Sq. Ft. I-C zoning industrial bay located by 32 Avenue NE and near Deerfoot Trail NE. I-C zoning allows light industrial, office, and some retail uses. Direct exposure on to 32 Avenue NE. There is 2,400 SF of showroom/office and 1,409 SF of warehouse space. This space features a large bright front showroom with warehouse component at the rear. There were two private offices, one storage room with a sink, and one barrier free washroom. The warehouse portion includes 24'x24' clear height, 100 amps of power (TBV), LED lighting, and one drive-in door (12 Ft w x 14 Ft h). Ample double row parking. Array of amenities such as cafes, restaurants, other retailers and public transportation by 32 Avenue NE. The Sublease term expires on February 28, 2029. The Sublease rate is starting at \$15.00 PSF with Operating costs at \$6.83 (Est. 2025). Thus a total of \$21.83 PSF. Some use restrictions are in place.