

**9, 4101 19 Street NE
Calgary, Alberta****MLS # A2271986****\$15 per sq.ft.****Division:** North Airways**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 4,385 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Welcome to this newly updated office and retail space for lease! Featuring excellent visibility along 19 Street NE, this location makes it easy for your clients and customers to find you. The property offers abundant parking, including 12 designated stalls. Flexible demising options are available, ranging from 600 sq. ft. up to 4,385 sq. ft., with both main-floor and second-floor units. Each floor includes its own washroom access and storage areas. The second floor features multiple private offices and a boardroom-style layout, ideal for professional use. The main floor is well-suited for retail, while the second floor is perfect for accountants, business consultants, immigration specialists, lawyers, and many other professional services. Asking net rent is \$15/SF and opt. cost is \$10/SF