

**3677 19 Street NE
Calgary, Alberta**

MLS # A2210792



\$14 per sq.ft.

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

6,400 Sq.Ft. industrial bay with direct exposure to 19 Street NE. Approximately 1,000 Sq.Ft. of main floor office layout consists of front showroom/reception area, two private offices, two washrooms and one warehouse office. 820 Sq.Ft. of quality bonus mezzanine (free of charge), which consists of a large bullpen area, two private offices, kitchenette, and one washroom. 5,400 Sq.Ft. of wide and functional warehouse space (approx. 40 Ft width x 140 Ft depth), which includes 20 Ft clear height, 1 Drive-in door (12 Ft width x 16 Ft height), and 100 amps of power (to be confirmed). Close proximity to 32 Avenue NE, McKnight Boulevard NE and less than 5 minutes to Deerfoot Trail NE. Sublease Term: April 29, 2027. Sublease Rate is starting at \$13.00 PSF and Operating Costs at \$4.33 PSF; thus Total of \$17.33 PSF.