

For Lease



LIGHT INDUSTRIAL

1257 38 AVENUE NE
CALGARY, ALBERTA



HIGHLIGHTS

- Rare small format Industrial Bay with dock door, 1 large office with washroom
- Ample parking on site
- Great location between McKnight Blvd and 32nd Avenue with great access to Deerfoot Trail
- Available immediately

BUILDING DETAILS


Loading
12 x 12
dock door


Traffic Count
15,000 vpd


Ceiling Height
16 ft


Zoning
I-G
Industrial General


Power
100 amp

PROPERTY DESCRIPTION

Market Rates:	Market
Op Costs & Taxes:	\$7.15 psf est.
Retail Size:	1,460 Sq Ft
Signage:	Pylon signage available
Parking:	Assigned
Term:	3 - 5 years

HEAD OFFICE
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AvenueCommercial.com

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Real Estate Solutions

LOCATION

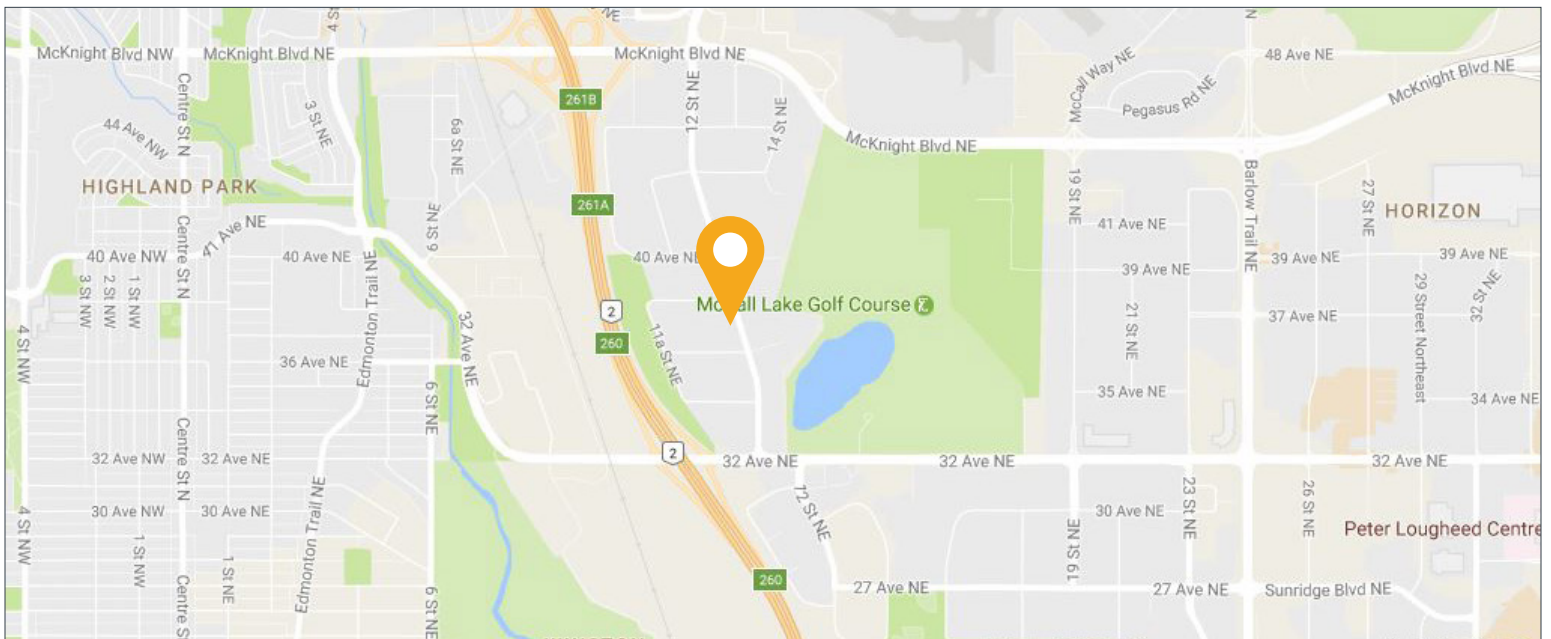
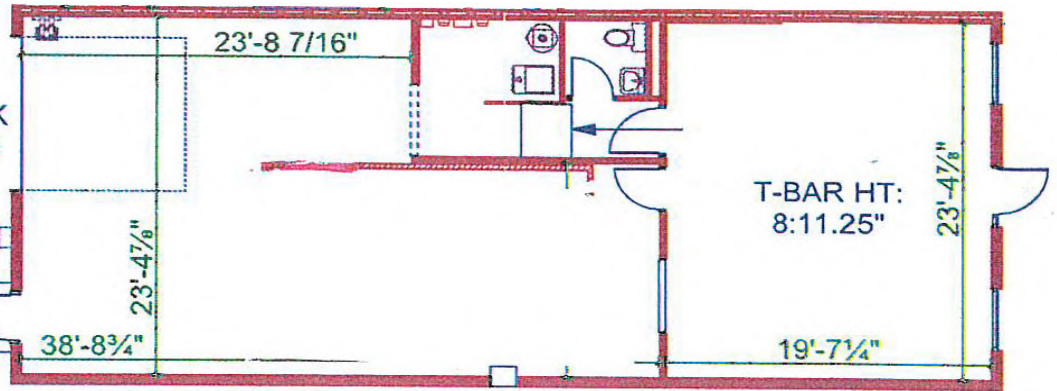
1257 38 Avenue NE, Calgary Alberta

1257

10'W x 10'H
RAISED DOCK
W/ BUMPERS

ROOF ACCESS
LADDER

UP



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