

\$13 - Unit 111, 3501 23 Street Ne, Calgary

MLS® #A2215068

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

North Airways, Calgary, Alberta

15,069 SF of industrial space, with the option to lease an additional $\hat{A}\pm 33,000$ SF of fenced yard. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 1,805 SF of office space and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.

Built in 1977

Essential Information

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|------------|------------|
| MLS® # | A2215068 |
| Price | \$13 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information



| | |
|-------------|-----------------------------|
| Address | Unit 111, 3501 23 Street Ne |
| Subdivision | North Airways |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 6V8 |

Additional Information

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| Date Listed | April 25th, 2025 |
| Days on Market | 122 |

Listing Details

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| Listing Office | CDN Global Advisors Ltd. |
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