

RARE MOVE-IN READY SMALL FLEX SPACE

// 1,509 SF with Drive-in Loading

FOR SUBLEASE

2443 42 Avenue NE, Calgary, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2443 42 Avenue NE



PROPERTY OVERVIEW

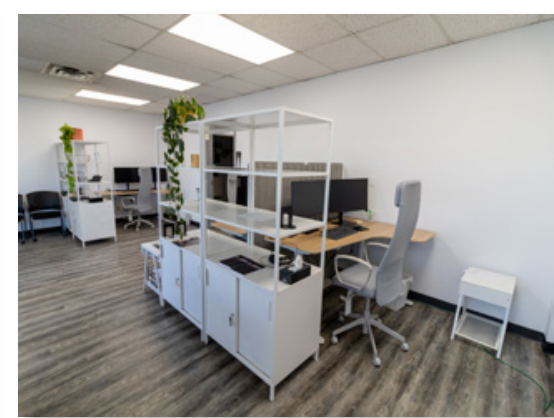
- Recently renovated move-in ready 1,503 flex space
- Bright front showroom / bullpen area, 1 boardroom, storage/ network room, and coffee station
- One washroom and separate showroom
- One drive-in door loading at warehouse (8' w x 10')
- One reserved parking stall with ample of street parking
- Furniture negotiable
- Adjacent to ample green space
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

LEASE DETAILS

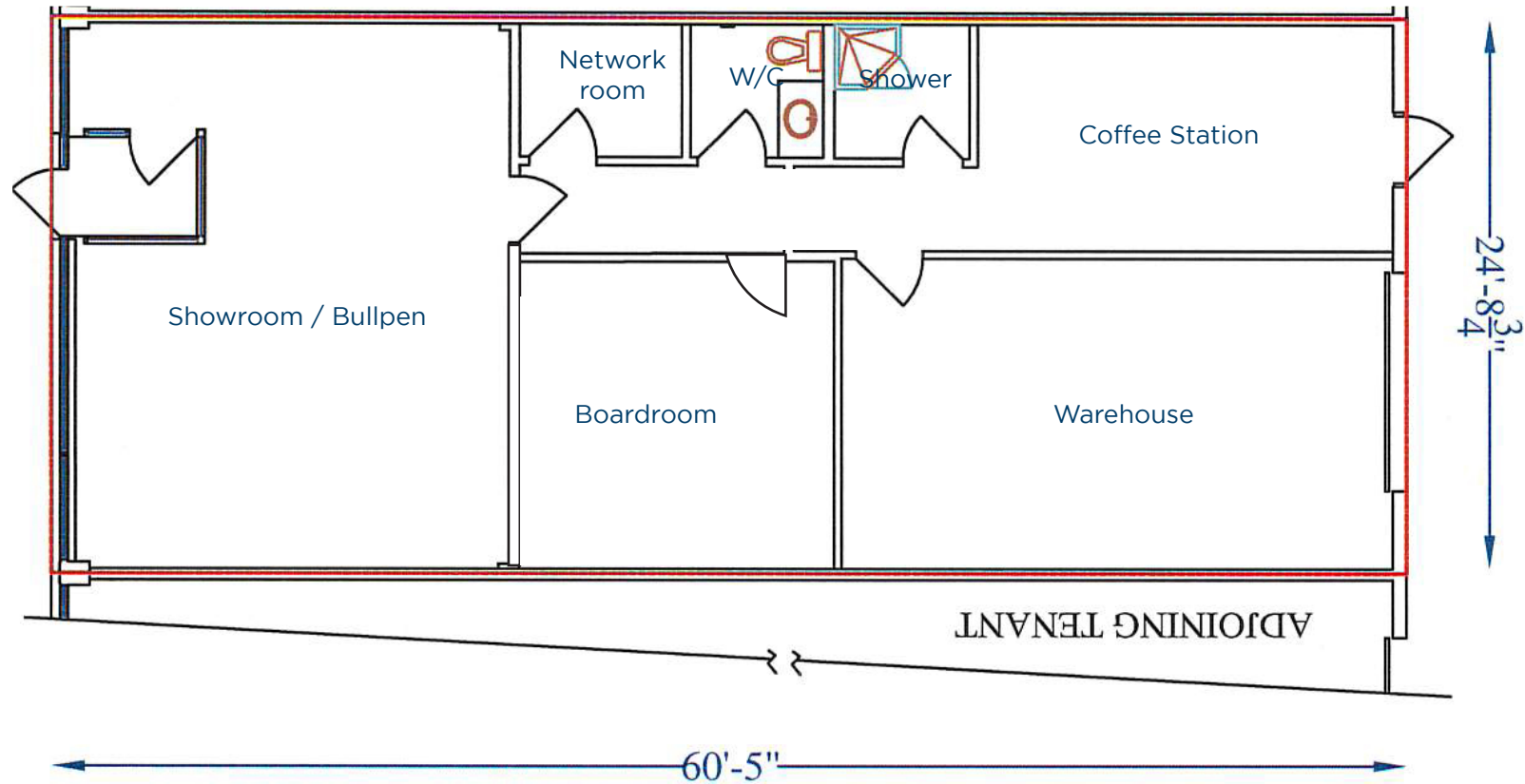
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|---------------------------|---|------------|--|
| District: | North Airways Industrial | | |
| Zoning: | I-B (Industrial Business) | | |
| Square Footage Breakdown: | Office: | ± 1,209 SF | |
| | Warehouse: | ± 300 SF | |
| | Total: | 1,509 SF | |
| Clear Height: | 9' (TBV) | | |
| Loading: | 1 Drive-in (8' w x 10'h) | | |
| Power: | 100 Amps (TBV) | | |
| Monthly Gross Rent: | \$2,650 + Electricity | | |
| Operating Costs: | \$9.02 PSF (Est. 2024) | | |
| | *Gas, water, and sewer included in operating costs. Electricity is the Tenant's responsibility | | |
| Sublease Term: | January 30, 2029 | | |
| Availability: | Negotiable | | |



PROPERTY PICTURES // 2443 42 Avenue NE



FLOOR PLAN



*Floor plan not to scale and only approximation

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