

FOR LEASE

**2041 - 41 Avenue N.E.
Calgary, AB**



Harvey Aronovich

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8,846 SF Bay

| Dock and Drive In

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Commercial Real Estate Advisors

PROPERTY DETAILS

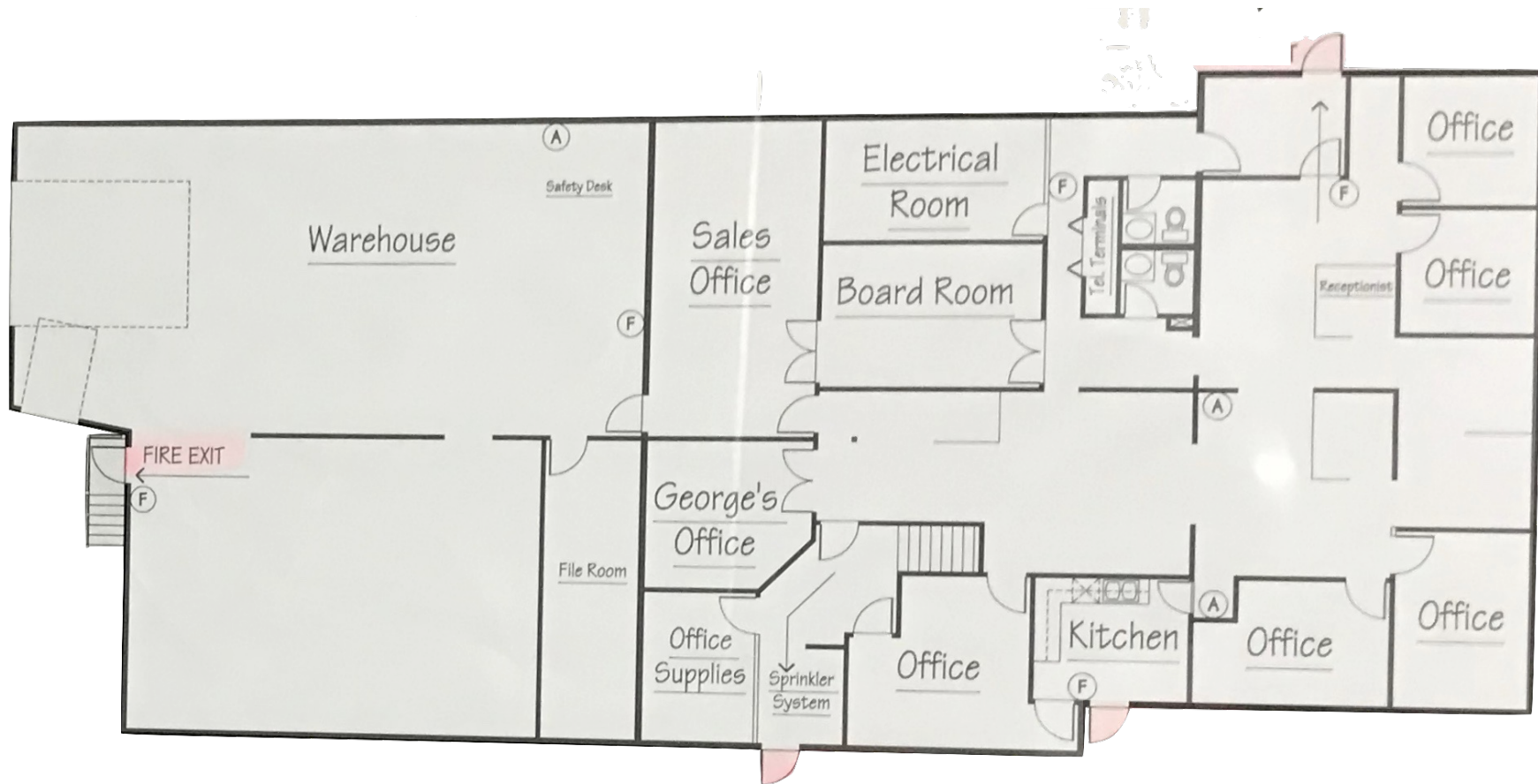
Address:	2041 - 41 Avenue N.E.
District:	Airways Industrial
Zoning:	Industrial General (I-G)
Square Footage:	Total: 8,846 SF Office: 4,983 SF Warehouse: 3,863 SF
Clear Height:	17'
Loading:	1 Drive-in Door, 12'W x 14'H 1 Dock Door (suitable for 5-10-ton Trucks)
Power:	200 AMPS @ 120/208 volt (TBD)
Lease Rate:	\$11.00 with escalations
Term:	5 Years
Op Costs (est. 2024):	\$4.35
Availability:	March 1, 2025



HIGHLIGHTS

- Quick and convenient access to Deerfoot Trail, Barlow Trail McKnight Blvd NE and 32nd Ave NE
- Low operating costs
- Landlord will remove portion of office and convert to warehouse if required
- Landlord to update front office area
- Rear area fenced and gated

FLOOR PLAN



LOCATION



Drive Times:

Deerfoot Trail SE: **3 minutes**

Stoney Trail: **10 minutes**

Calgary Airport: **15 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



Fuel/charging stations

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