



Bay 3 | 1247 36 Ave NE

Calgary, Alberta T2E 6N6

FOR
LEASE



High-image industrial bay with functional warehouse space and finished front office area.

Monthly Rent

\$3,125.00

plus Operating Costs, excluding GST

Operating Costs: \$681.25 / month

Property Snapshot

- Approx. 1,500 SF bay
- McCall Industrial District
- I-G zoning
- Approx. 12' clear ceiling
- 10' overhead door
- Office and warehouse mix

Leasing Contact

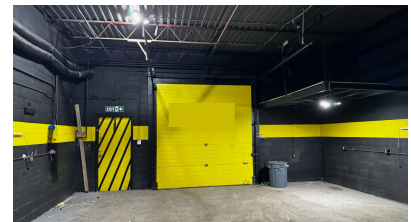
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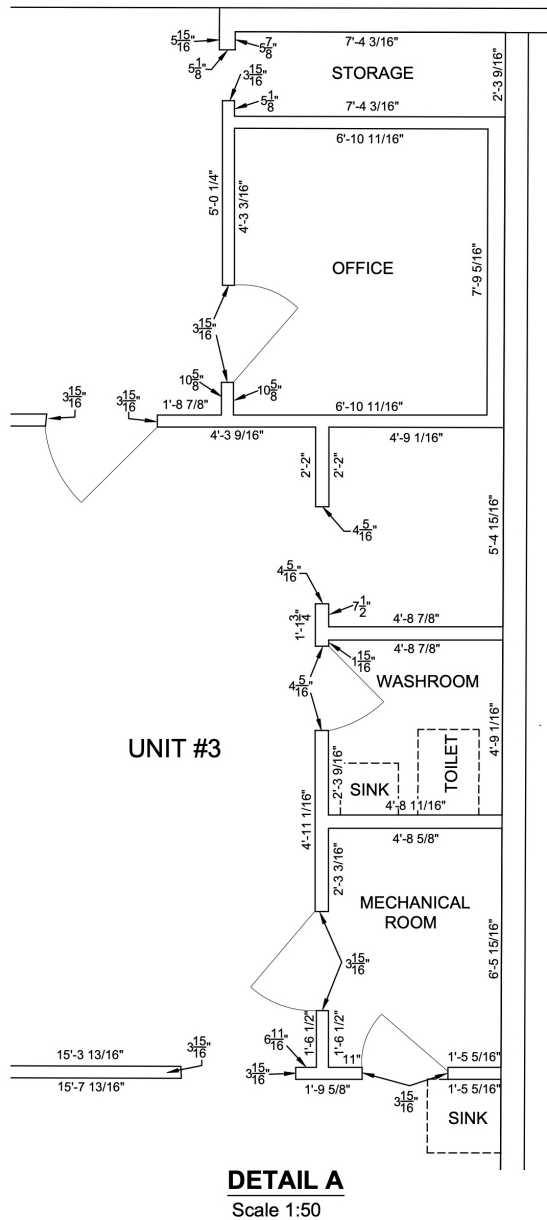




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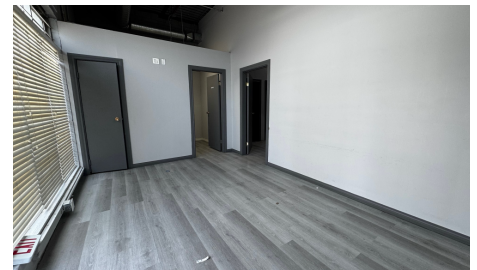
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Community	McCall Industrial
Building	10,000 SF
Year Built	1975
Ceiling Clear	12'
Zoning	I-G
Bay Area	±1,500 SF
Total Monthly Rent including Operation Costs	\$3,806.25

Space Configuration

- Front office / showroom with glazing
- Separate private office room
- Storage room(s) and mechanical room
- Washroom and service areas
- Open warehouse area with overhead loading door
- Professional front area suitable for office, showroom, or reception use



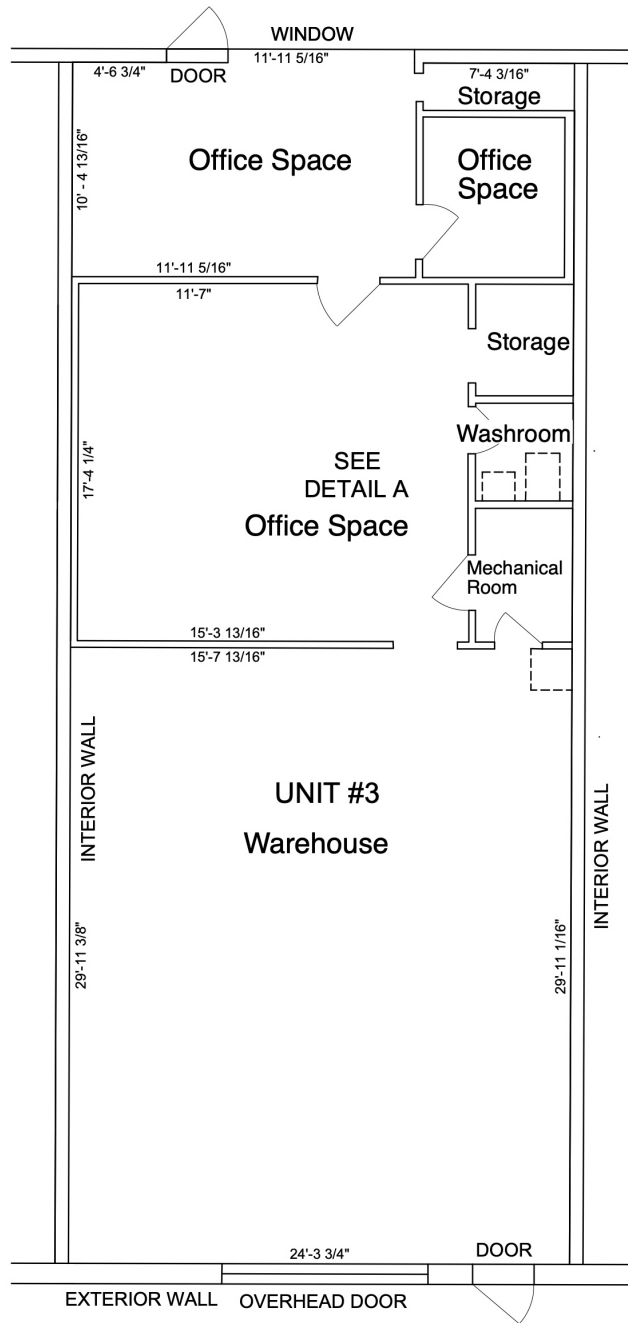
Main floor plan and detailed layout excerpt



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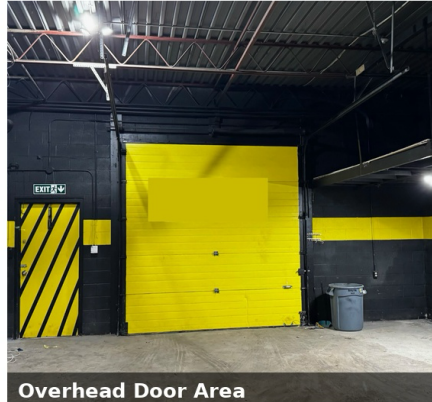
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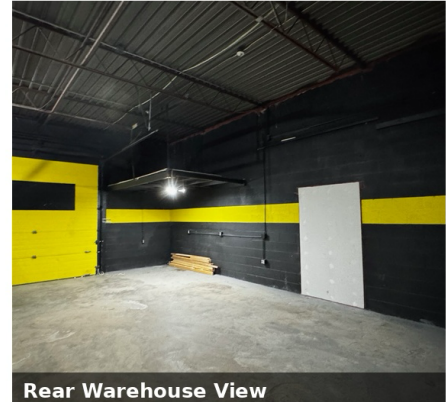
Bay 3 Photo Gallery



Warehouse Interior



Overhead Door Area



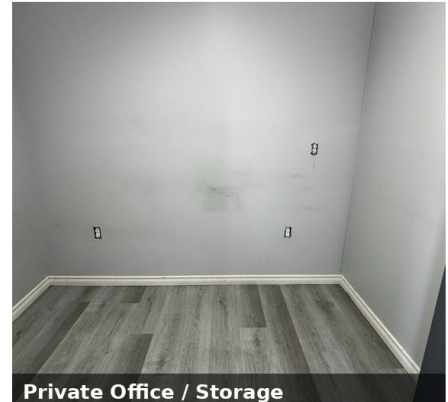
Rear Warehouse View



Front Showroom / Office



Main Office Area



Private Office / Storage

Representative images of the warehouse, overhead door area, showroom / office space, and private office configuration. All dimensions and measurements are approximate and subject to verification by the prospective tenant.