

FOR LEASE

1238 45 AVENUE NE

MCCALL, CALGARY



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KPLI
COMMERCIAL

Property Details

1238 45 AVENUE NE

Property

6,700 SF Warehouse
1,867 SF - Mezzanine
250 SF - Office

Zoning

I-G

Availability

IMMEDIATELY

Rate

Market

Yard

Approx. 4,000 SF

Year Built

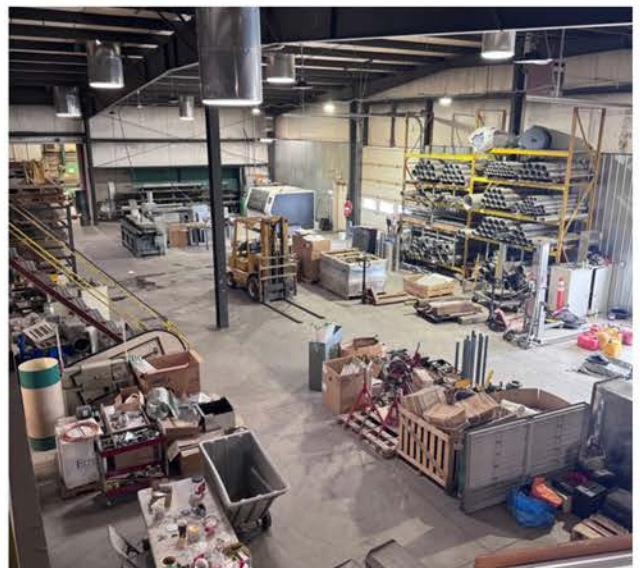
2000

Op Costs

CONTACT AGENT

Power

400 A @ 600V (Shared)



Property Highlights



Efficient Industrial Workspace

6,700 SF of functional shop space with strong power, grade-level loading, and a layout designed for smooth day-to-day operations.



Secure Yard

4,000 SF dedicated yard providing valuable outdoor storage, staging, or fleet parking—an increasingly rare feature in the market.

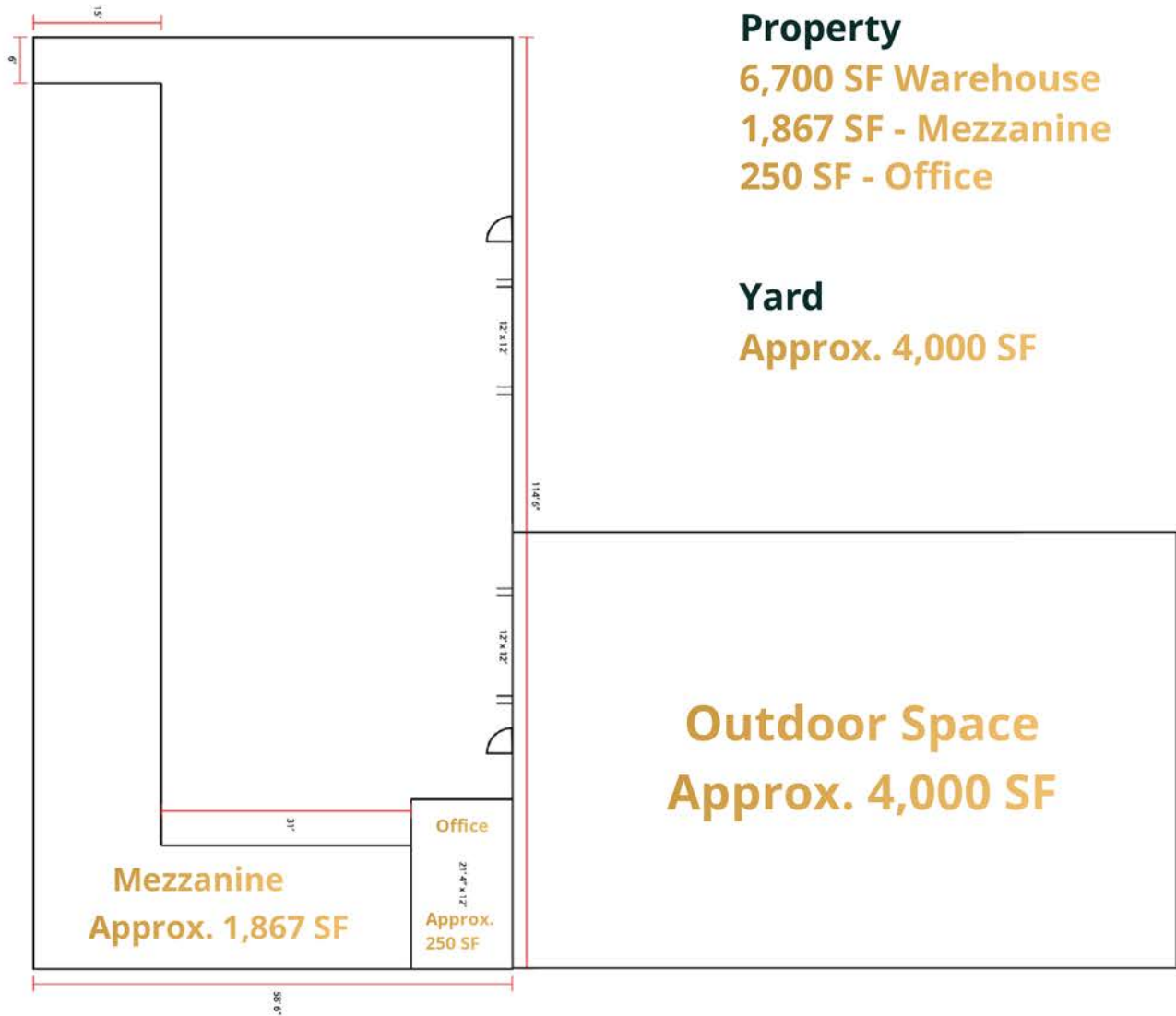


Optional Office

Existing private office with the ability to add up to 1,000 SF of front-facing office space.

Floorplan

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CONTACT US FOR MORE INFORMATION



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