

# 640 42 Avenue NE, Unit 8 & 9

Calgary, Alberta

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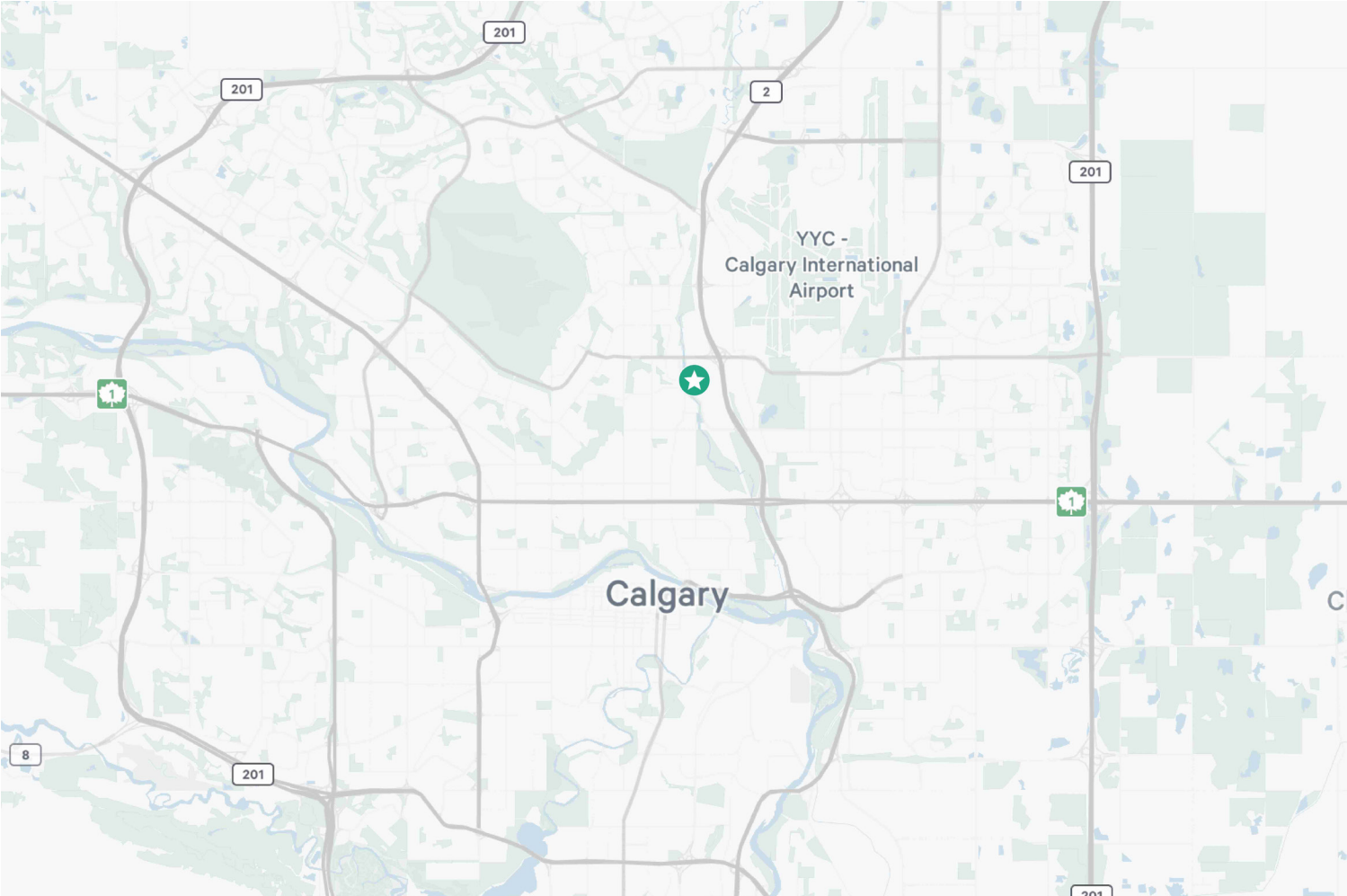
±6,364 SF Office/Warehouse Unit





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Rentable Area	2nd Floor Office:	±1,564 SF
	Main Floor:	±4,800 SF
	Total Rentable Area:	±6,364 SF
Zoning	I-G (Industrial-General)	
Loading	2 x Drive-in	
Ceiling Height	±21'	
Power	100 Amp, 240 Volt (TBV)	
Operating Costs	\$5.38 PSF	
Lease Rate	Market	
Availability	Immediately	

I-G

Zoning

±21'

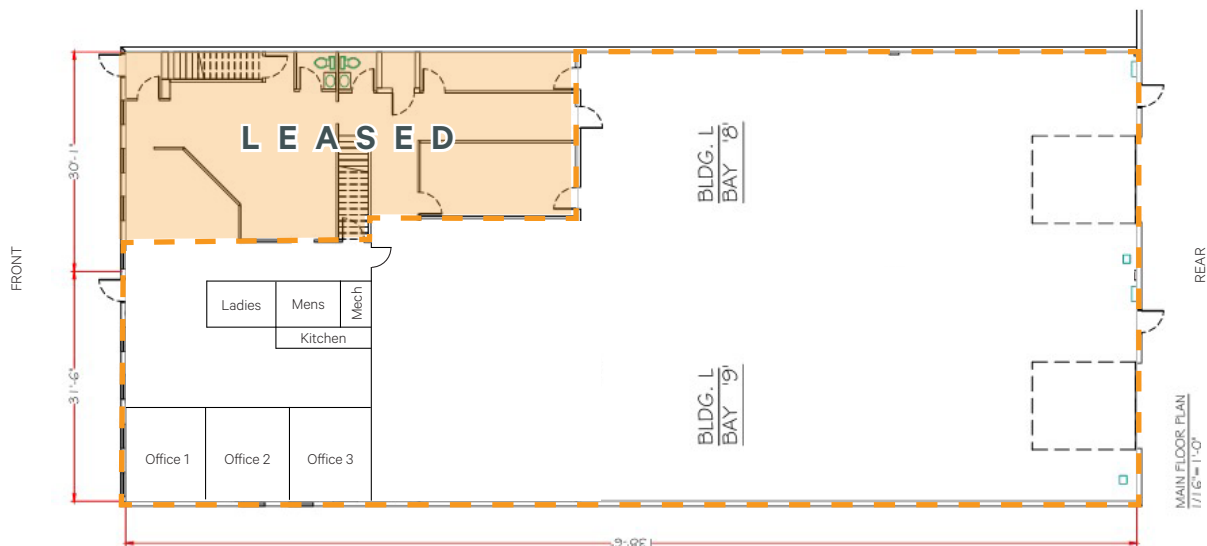
Ceiling Height

2xDI

Loading

## Property Highlights

- + End-cap unit with strong visibility to 42nd Avenue and 6th Street SE
- + Double row parking on-site
- + Large marshalling area with multiple points of ingress/egress
- + Exceptionally located in a sought-after central Northeast Industrial node
- + Close proximity to several amenities such as various restaurants, retailers and the Calgary International Airport
- + Excellent access to major transportation roads including McKnight Boulevard NE, Deerfoot Trail and 16th Avenue/Trans-Canada Highway



## Rentable Area Breakdown

±1,564

2nd Floor Office (SF)

±4,800

Main Floor (SF)

±6,364

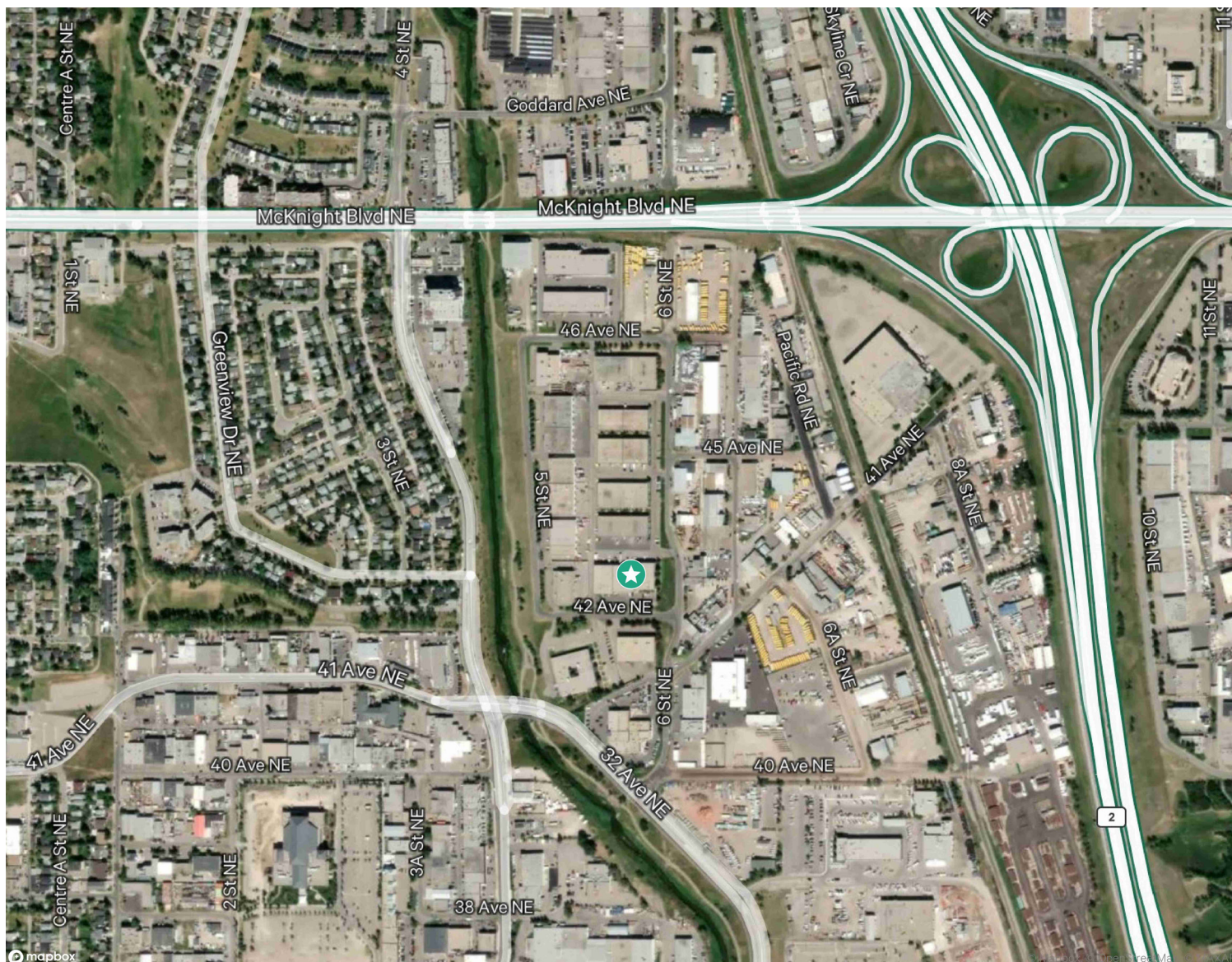
Total Rentable Area (SF)



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For Lease



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