

Industrial Condo - #3, 1247 36 Ave NE

For
LEASE

Property Details

Community:	McCall Industrial District
Building Size	10,000 SqFt
Year Built	1975
Ceiling Clear	12'
Zoning:	I-G (Industrial - General District)
Bay 3:	1,500 SqFt (±)
Parking	3 assigned stall
Power	100 amps (tbv)
Available:	April 1 st 2026
Operating Costs:	\$5.45
Rent+OC	\$3,806.25

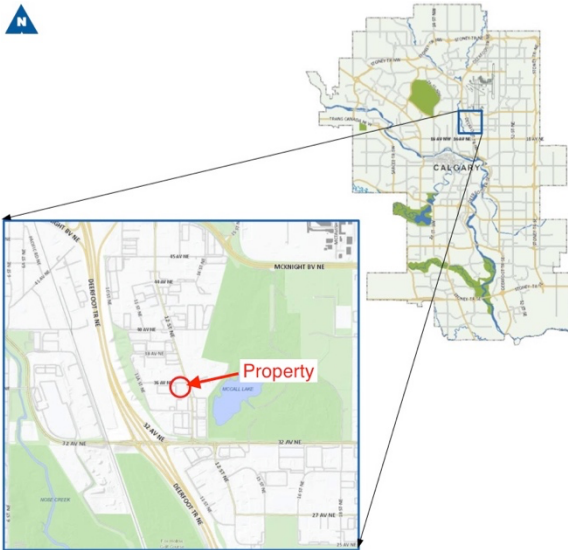
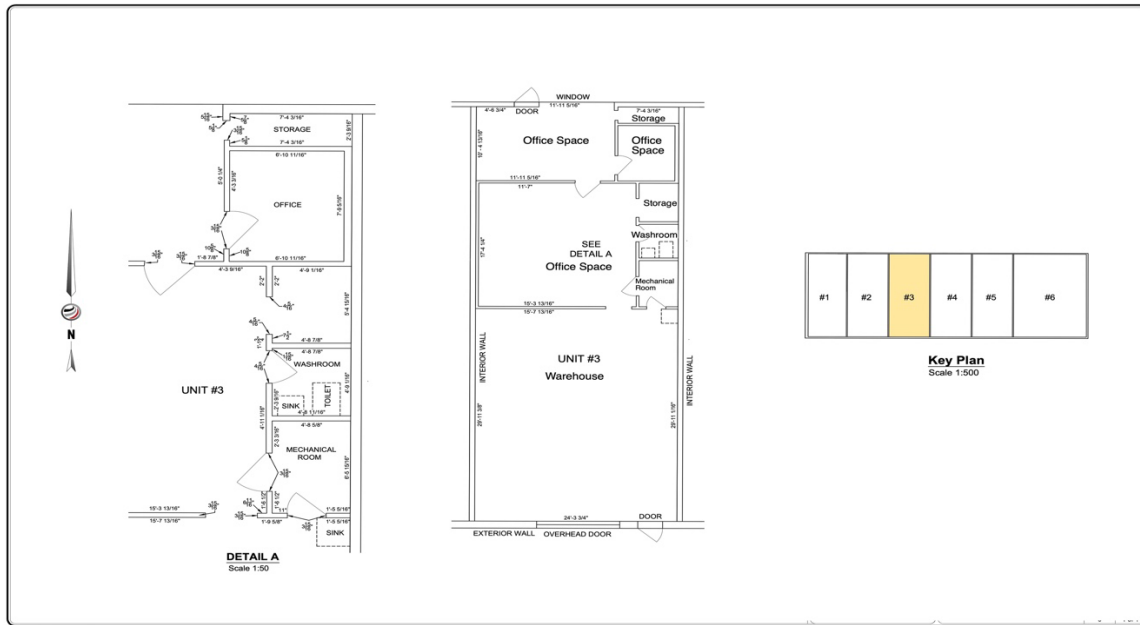
1,500 SqFt (±)



1247 – 36 ave NE, Calgary AB T2E 6N6

For Leasing Or an On-Site Tour Please Contact

Esther Marrone or Mike Rossi ~ P: (587) 997-2229 ~ info@vgmanagement.ca



Property Highlights:

- Main floor warehouse space with 10' overhead door
- Office space
- Central northeast location with direct exposure to 12 street NE
- Easy access to McKnight Blvd, Deerfoot Trail & Barlow Trail;
- Close proximity to 32nd Avenue (major retail corridor) for all amenities & services;
- Approx. 10 minutes to Calgary International Airport & 15 minutes to Downtown;
- Exclusion: no automotive use tenant will be considered

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