

Quality Office-Warehouse bay in the Central NE of McCall

FOR LEASE

1410 40th Ave NE, Calgary, AB



PROPERTY HIGHLIGHTS

Address: #24 1410 40th Ave NE

OP Cost & Taxes: \$3.91 psf

Lease Rate: Market

Space: Main 3,000 sf, 2nd office 1155 sf, Mezzanine 660 sf, Total 4,815 sf

Zoning: IG

Property Features:

- Opportunity to lease a clean office-warehouse bay in NE Calgary. This gem includes nicely finished office and a permitted metal storage mezz for all your additional storage. Location is key, with excellent access to 32nd Ave, McKnight Blvd and Deerfoot Trail / QE II.
- Built in 1978 it has 3 stalls plus loading area parking with 20' ceiling height, Loading: 1 - 12' x 14' Drive-in

FOR MORE INFORMATION:



330, 1201 5th Street SW, Calgary, AB T2R 0Y6

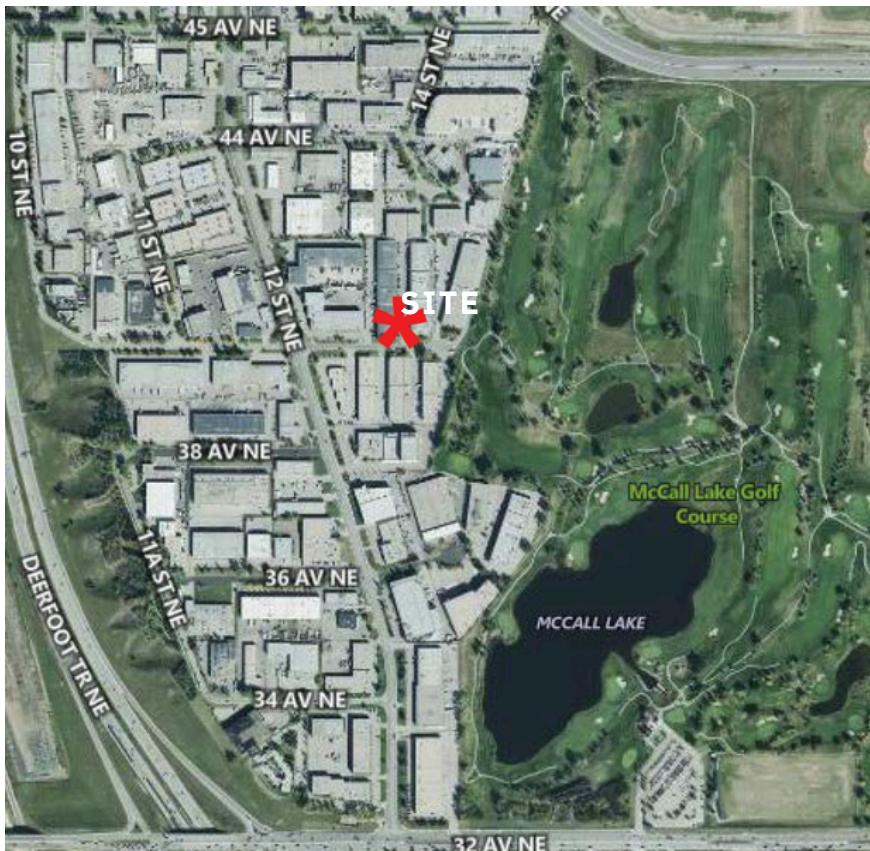
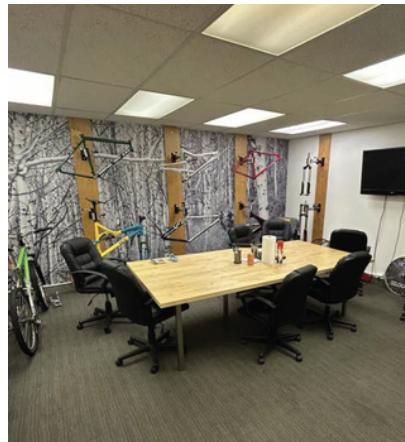
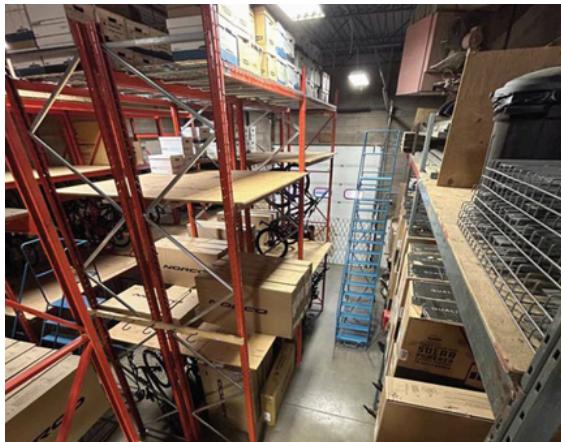
BILL LLOYD

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