



Quasi-Retail / Industrial Unit

1623 32 Avenue NE | Calgary, Alberta

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Calgary, AB T2G 3A5

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Quasi-Retail / Industrial Unit | 4,965 ± SF

1623 32 Avenue NE | Calgary, Alberta



Property Details

| | |
|-----------------------|--|
| DISTRICT | South Airways |
| ZONING | I-C (Industrial Commercial) |
| YEAR BUILT | 2012 |
| CEILING HEIGHT | 24' 1" Clear |
| LOADING | 2 (12' x 14') drive-in doors |
| SPRINKLERS | Standard Sprinklers |
| LIGHTING | T5 Warehouse lighting |
| POWER | 100 amps at 600 volts (TBV) |
| PARKING | Ample double row parking |
| OFFICE SIZE | 3,310 ± SF |
| WAREHOUSE SIZE | 1,655 ± SF |
| TOTAL SIZE | 4,965 ± SF |
| SUBLEASE RATE | \$16.00 PSF |
| OP COSTS | \$6.90 PSF (2025) |
| SUBLEASE TERM | January 30, 2026 Headlease wrap available |

Property Highlights

- Quasi-retail/industrial unit part of a well-maintained building with great exposure to 32 Avenue NE and approximately 30,000 vehicles per day.
- The unit features a show room area, warehouse with new T5 warehouse lighting and a washroom.
- Approximately 3,310 square feet of showroom.
- Includes upgraded ventilation and lighting in the showroom.
- Handicap-accessible washroom.
- Large boardroom area with built-in kitchen.

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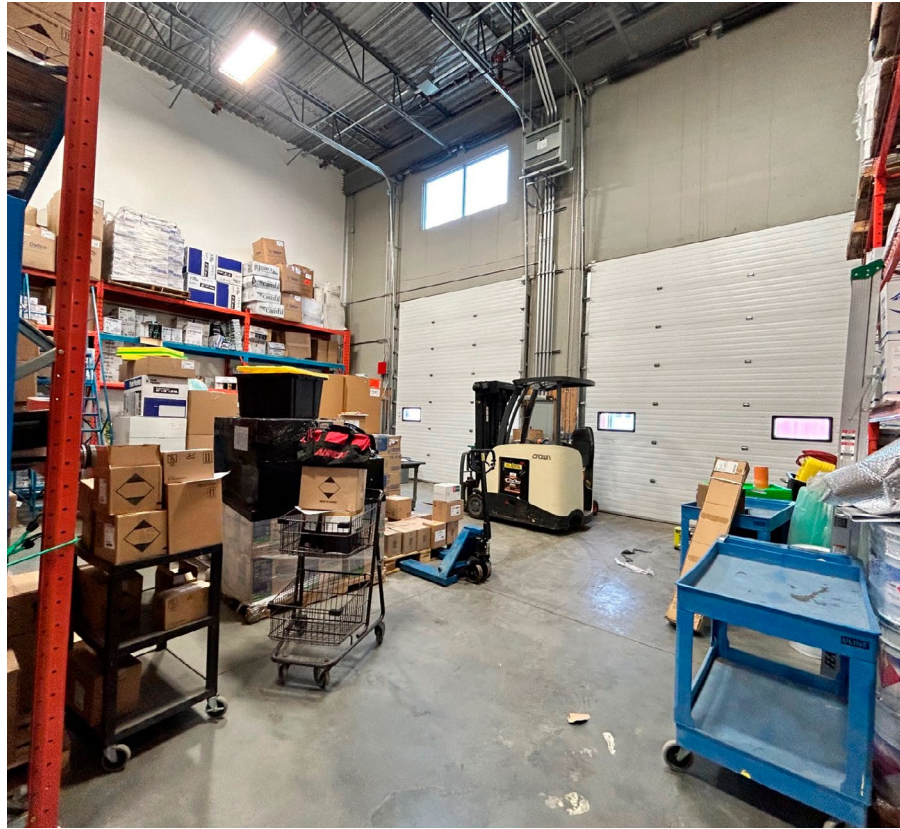
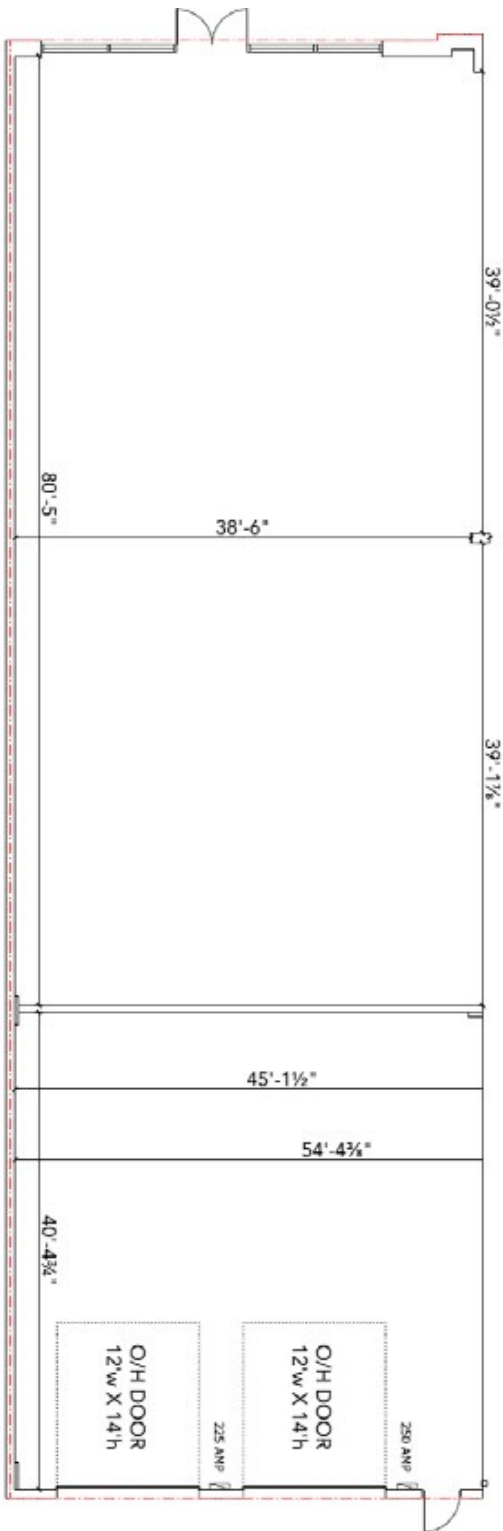
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Floor Plan



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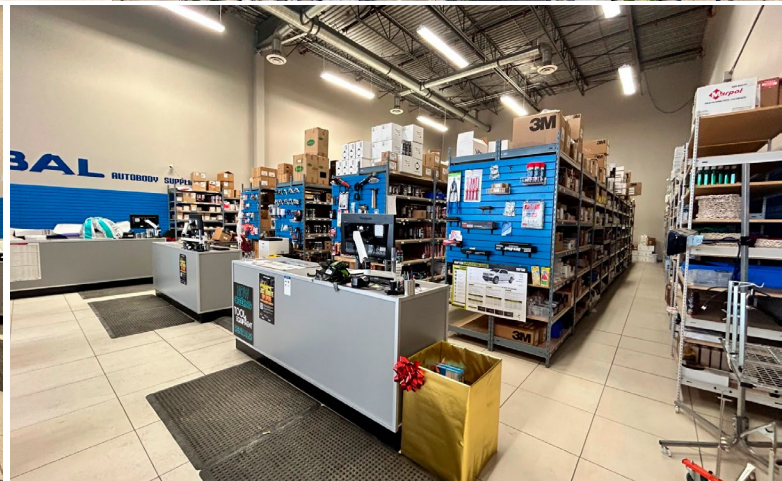
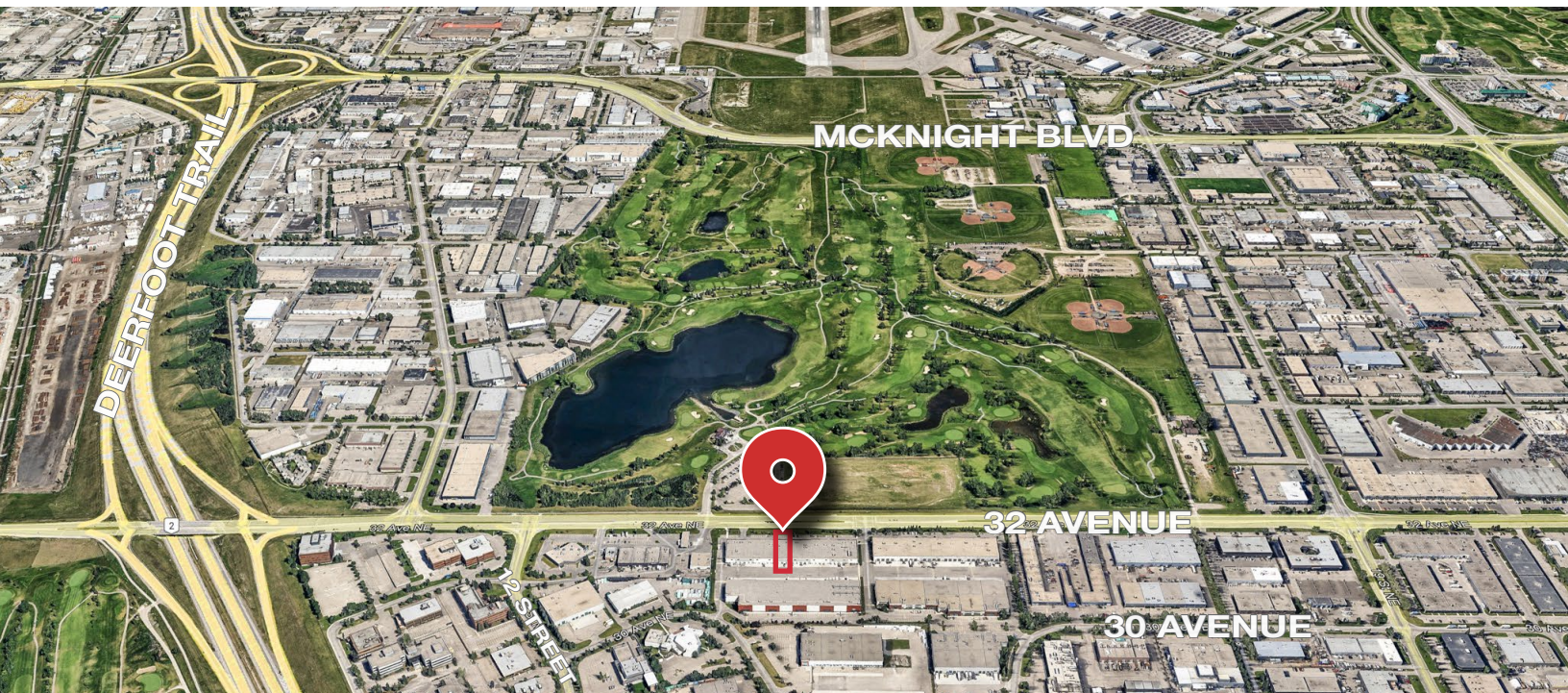
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FOR SUBLEASE

4,965 ± SF

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NAI Advent
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CONTACT US

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