



1919 27 Avenue NE, #120

Calgary, AB

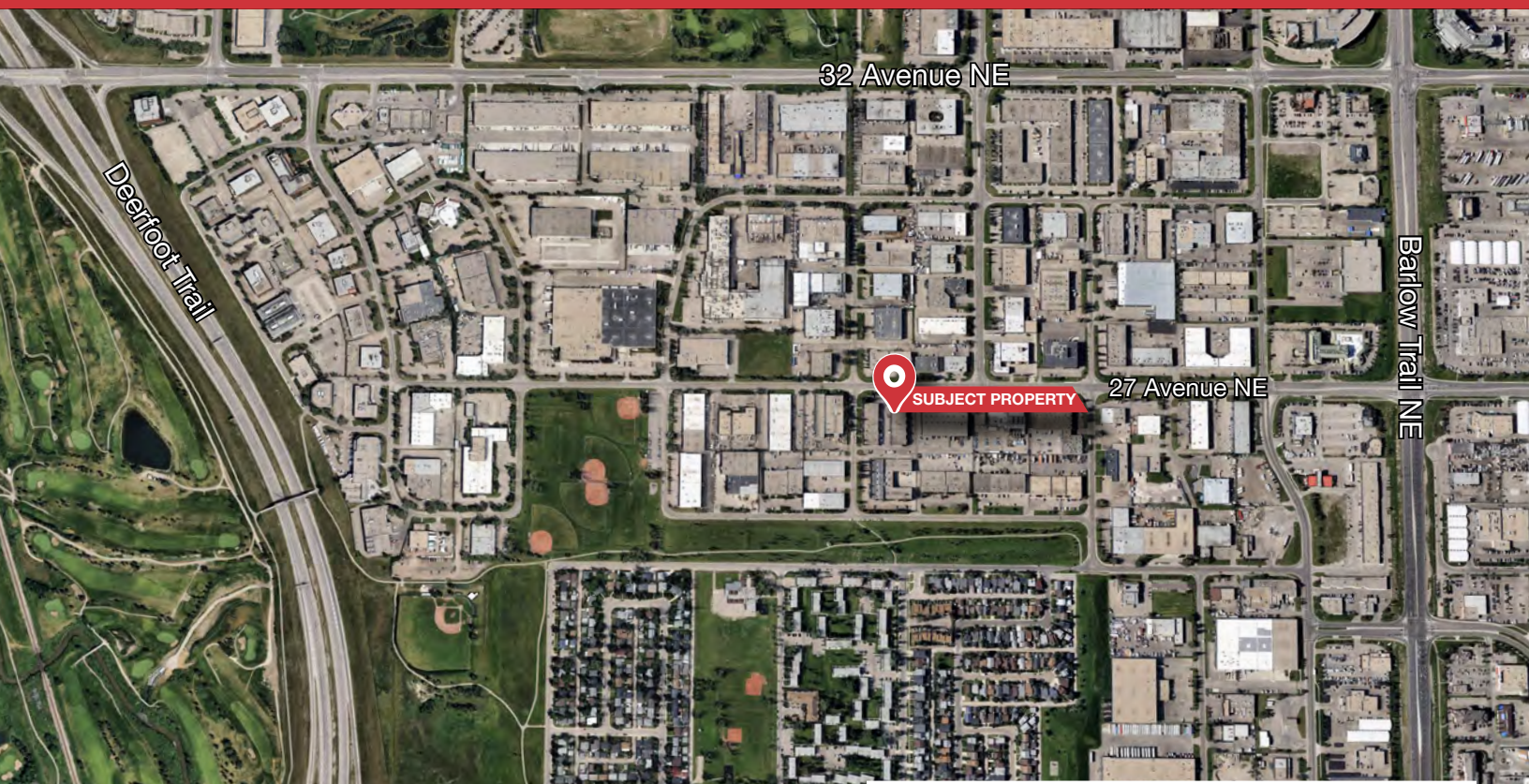
- Busy high traffic location near restaurants, golf course, LRT, public transportation and a short drive to Downtown.
- Quick access to Trans Canada HWY 1, McKnight Blvd, Deerfoot Trail NE and Barlow Trail NE.
- The Unit features air-conditioned offices, gas fired and overhead furnaces, T8 lighting throughout and large front windows.
- 12'w X 14'h overhead rear doors.
- Sump in warehouse.
- The complex includes snow removal and community garbage bin.



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District: South Airways

Zoning: I-G

Year Built: 1980

Total Area: 3,809 SF (+/-)

Warehouse: 2,214 SF (+/-)

Office: 801 SF (+/-) Main Floor

Mezzanine: 794 SF (+/-)

Lease Rate: \$12.00 PSF

Op Costs: \$6.71 PSF (2023)

Power: 200 Amp (TBV)

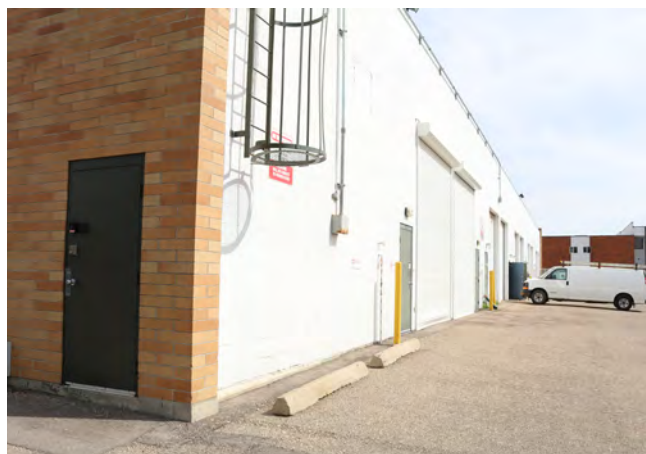
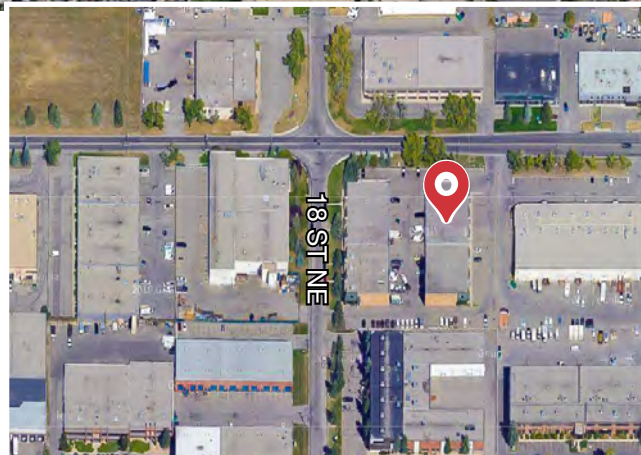
Ceiling Height: 18' Clear

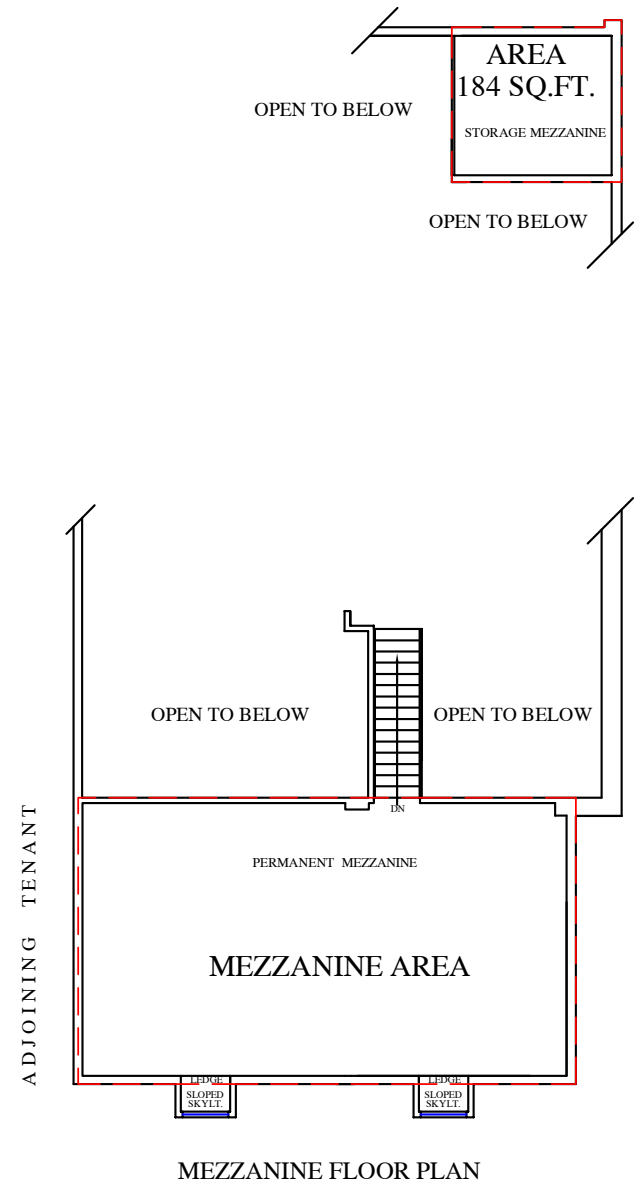
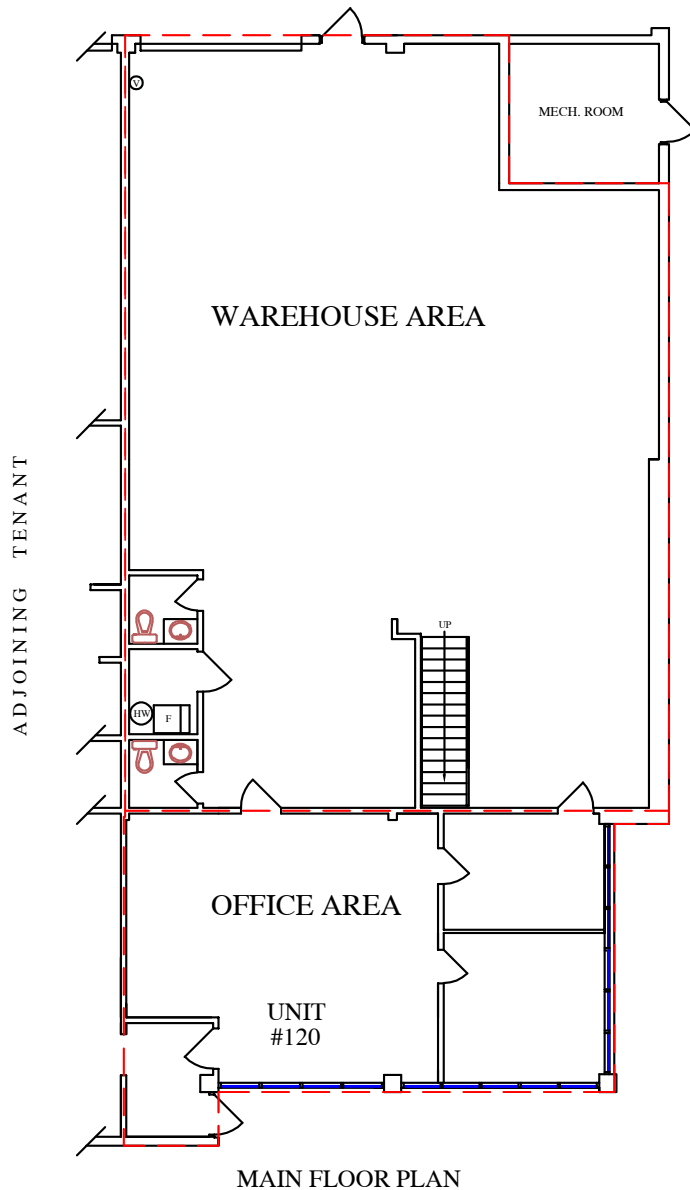
Loading: 12' x 14' Drive-in Door

Parking: 8 Stalls

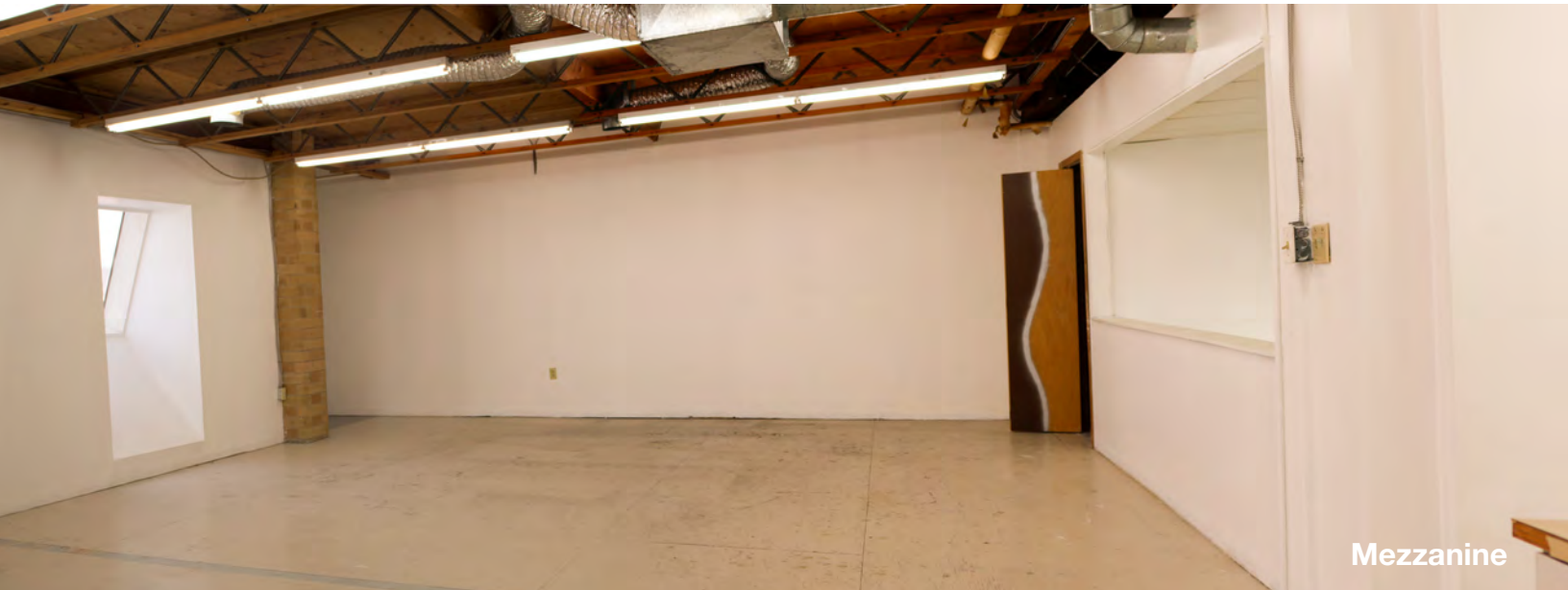
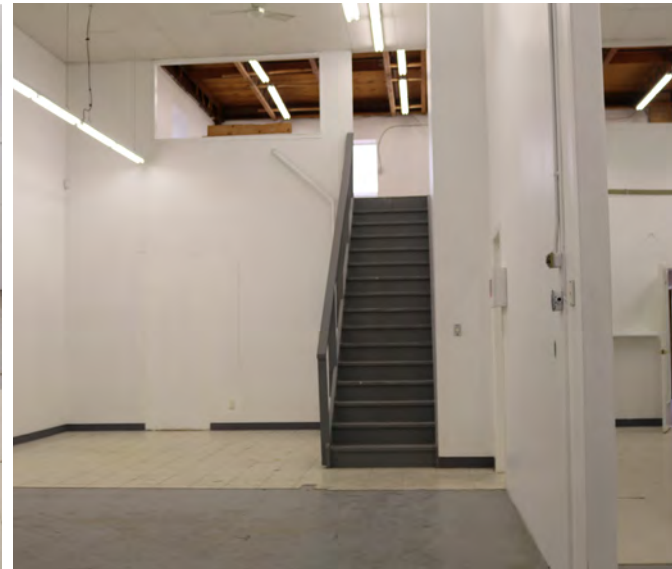
Possession: March 1, 2024

Term: Negotiable





UNIT 120 PHOTOS



Mezzanine