



# Investment Opportunity

Multi-Tenant Industrial Building | 2835 19 Street NE, Calgary, AB T2E 7A2

## PROPERTY HIGHLIGHTS

- 2835 19 St NE is a ±29,940 SF, multi-tenant, 94% leased, income-producing industrial building situated on ±1.27 acres in Calgary's established South Airways industrial district
- The site features drive-around loading, ample parking and direct exposure to 19th Street NE
- Value add opportunity with lease rates below market allowing a new owner to increase the value as leases turn over
- Multi-tenant configuration provides flexibility to accommodate a range of industrial users
- Strategically located in the established South Airways industrial district with excellent access to Deerfoot Trail, McKnight Boulevard and Calgary International Airport

## ACCESS TO CONFIDENTIAL INFORMATION

To receive detailed financial and leasing information, interested parties must complete the following steps:

 Review and execute the Confidentiality Agreement [here](#)

 Email the fully executed NDA to [Brody Butchart](mailto:Brody.Butchart)



**Brody Butchart**

+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



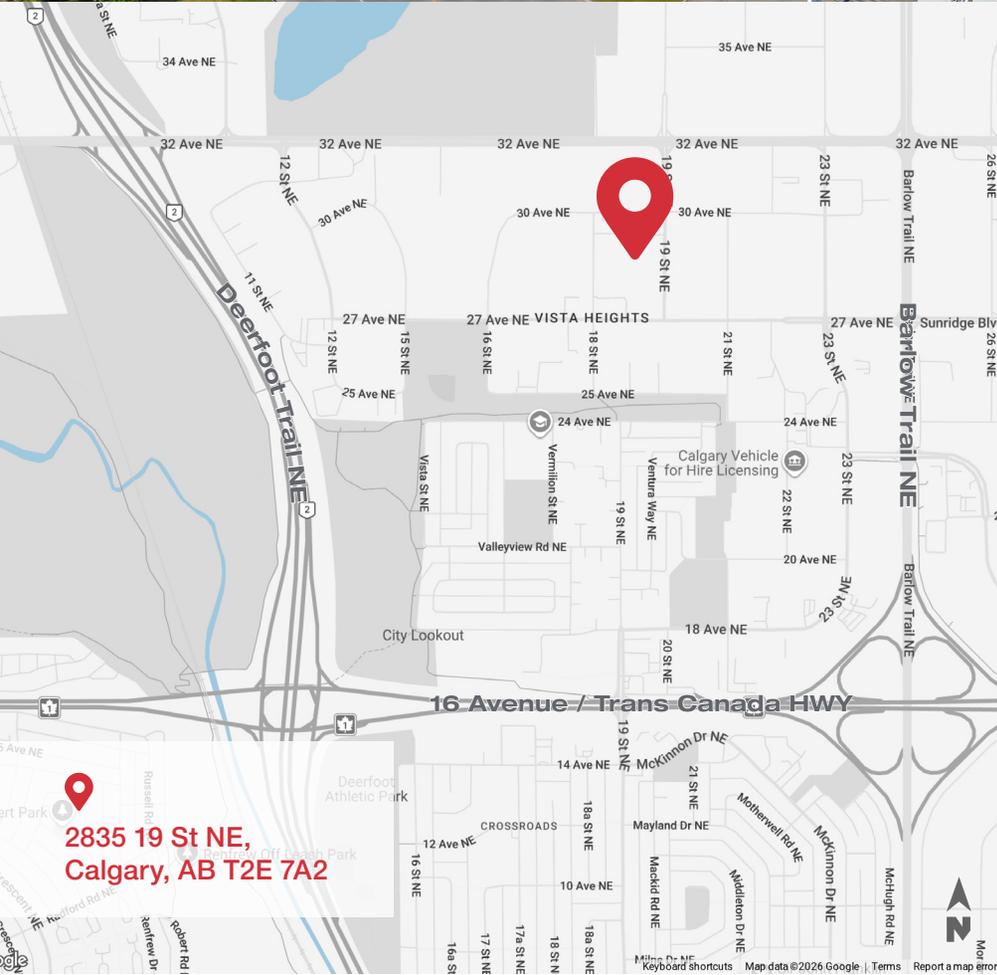
**Ed Stenger**

+1 780 974 9954  
[estenger@naiedmonton.com](mailto:estenger@naiedmonton.com)

**FOR SALE**

±29,940 SF  
on 1.27 Acres

**INVESTMENT PROPERTY**



**2835 19 St NE,  
Calgary, AB T2E 7A2**

# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

## ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 7810077; Block: 7; Lot: 8
YEAR BUILT	1978
SITE SIZE	±1.27 Acres
TOTAL AREA	±29,940 SF
MAIN FLOOR	±22,290 SF
SECOND FLOOR	±7,650 SF
AVERAGE BAY SIZE	±2,640 SF
AVG LEASE RATE	\$7.50 PSF (below market)
ZONING	I-G (Industrial - General)
TAXES	\$84,040.12 (2025)
LOADING	8 - 12'x14' Drive-in doors
ASKING PRICE	\$3,850,000

For more information,  
please contact:



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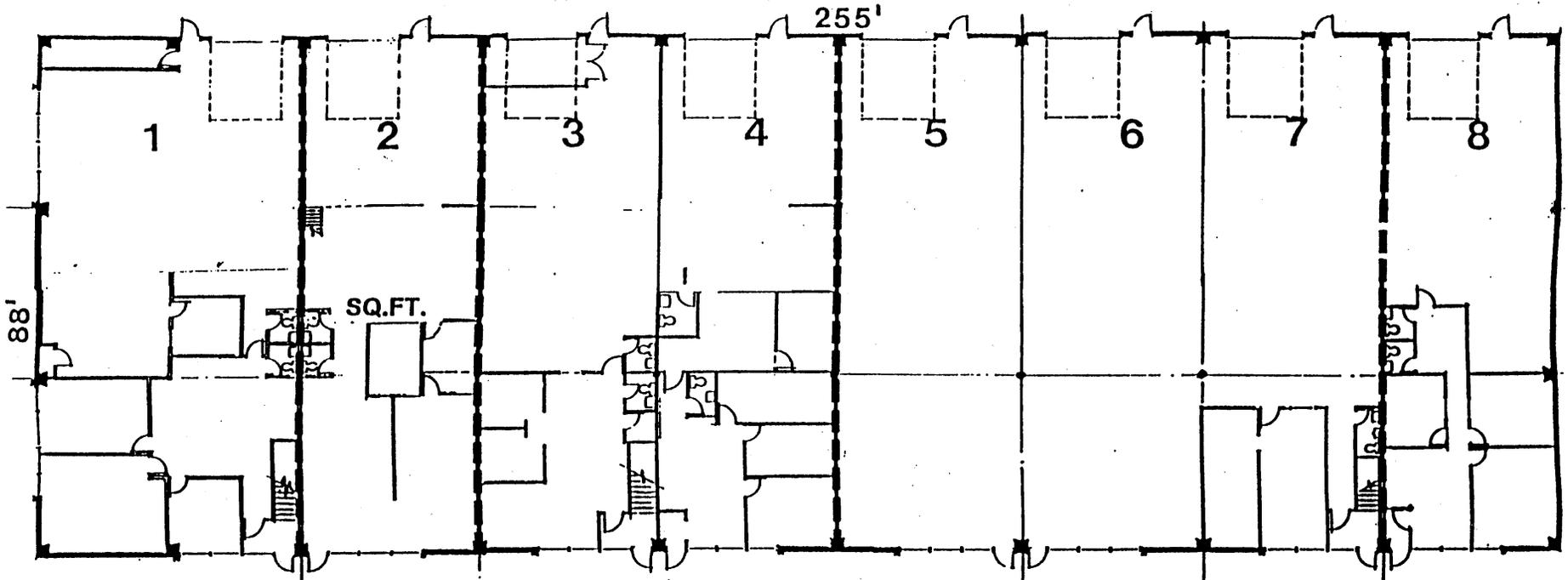


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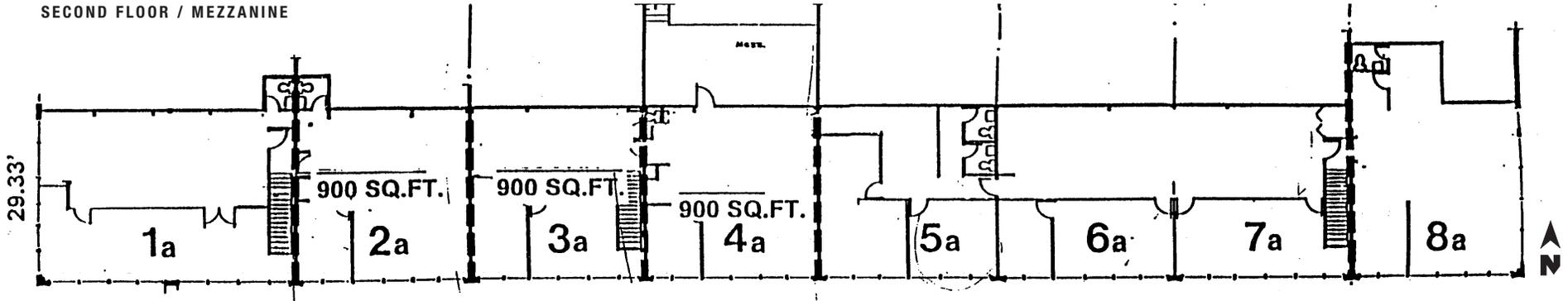


**PROPERTY FLOOR PLANS**

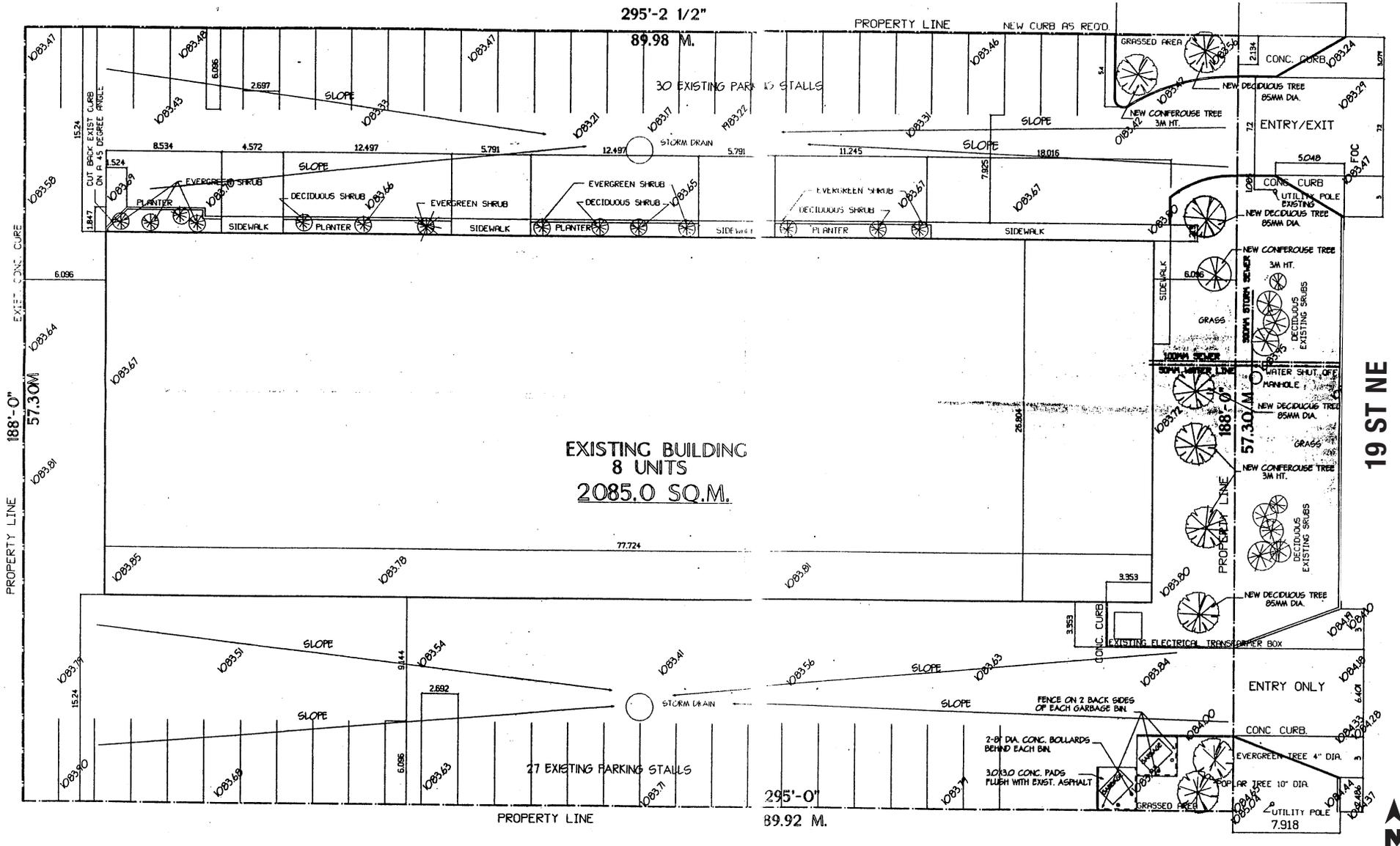
MAIN FLOOR



SECOND FLOOR / MEZZANINE



**PROPERTY SITE PLAN**





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