NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



Corner Unit Warehouse/Office Space

South Airways

PROPERTY HIGHLIGHTS

- Bright corner unit with lots of natural light
- Excellent location near restaurants, public transportation and a short drive to Downtown.
- Features air-conditioned offices, gas fired and overhead furnaces, T8 lighting throughout and large front windows.
- Trench drain with grease interceptor in the warehouse
- 8 designated parking stalls, 4 in front, 2 beside the unit and 2 at rear of unit, plus street parking
- The complex includes snow removal and community garbage bin.
- Conveniently located with quick and easy access to Trans-Canada Highway (HWY 1), McKnight Boulevard, Deerfoot Trail NE, and Barlow Trail NE and Calgary International Airport.
- Adjacent space available for up to 5,951 SF.

LEASE DETAILS

SUBDIVISION	South Airways
ZONING	I-G (Industrial - General)
TOTAL SIZE	±3,809 SF
WAREHOUSE	±2,214 SF
MAIN FLOOR OFFICE	±801 SF
SECOND FLOOR OFFICE	±794 SF
STORAGE MEZZANINE	±184 SF
POWER	200 Amp (TBV)
LOADING	Drive-in door (12'x14')
CEILING HEIGHT	18' clear
OP. COSTS	$7.71 PSF
LEASE RATE	Market
TERM	Negotiable
AVAILABLE	June 1, 2027

For more info, please contact:



Kaile Landry
+1 403 984 9806
klandry@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Liliya Chukleva
+1 403 984 9818
lchukleva@naiadvent.com

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FOR LEASE

±3,809 SF of Corner Unit Warehouse/Office Space
Unit 120, 1919 27 Avenue NE, Calgary, AB, T2E 7E4 | South Airways

PROPERTY OVERVIEW





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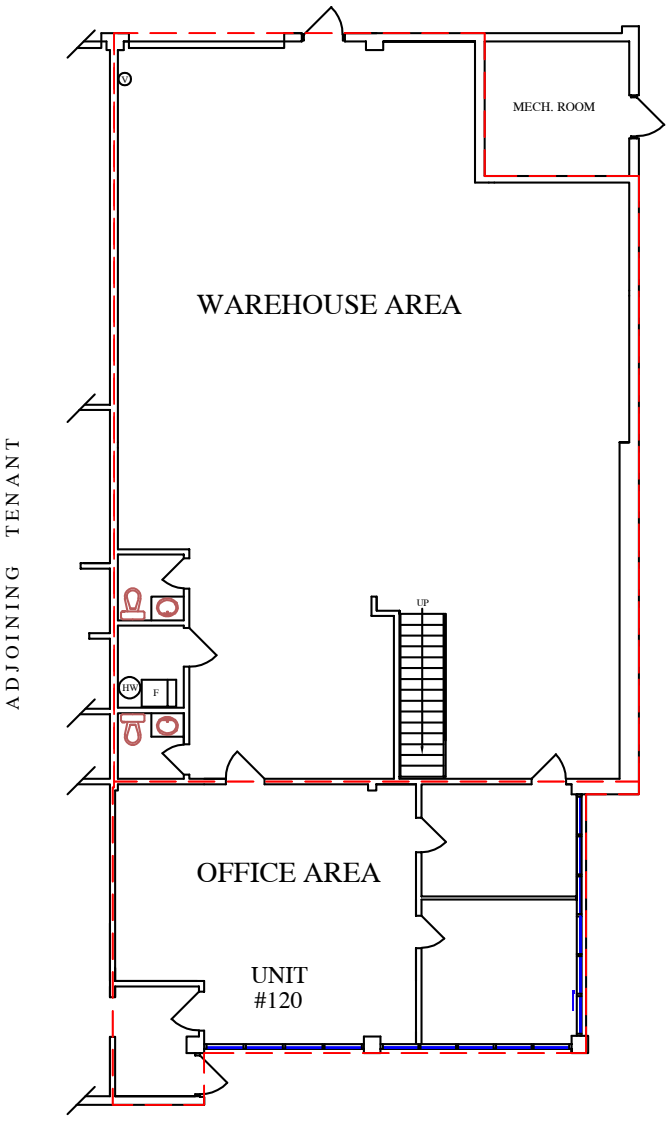
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lchukleva@naiadvent.com

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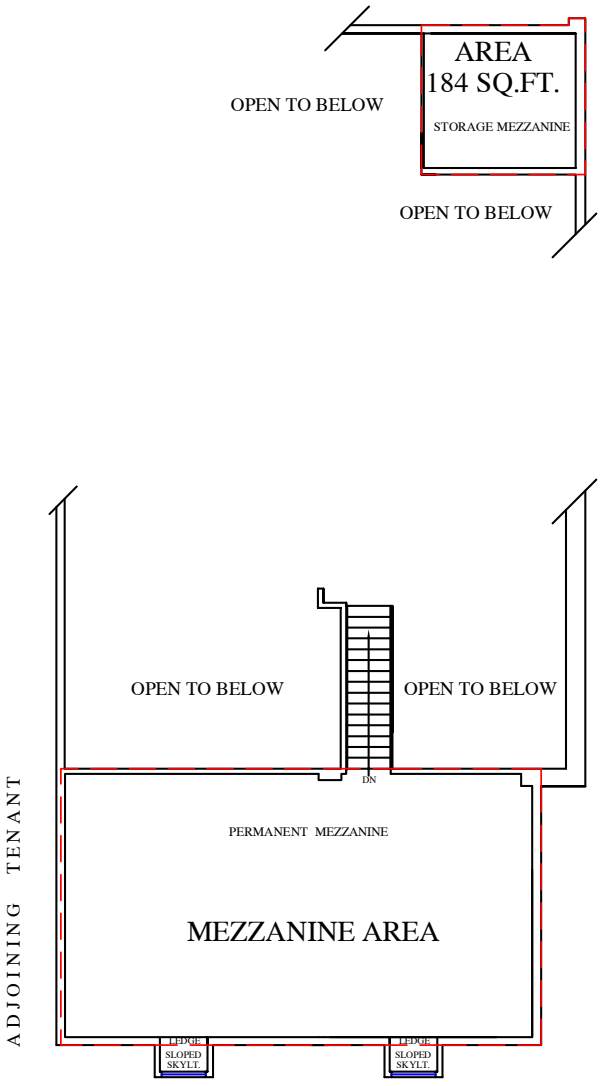
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FLOOR PLAN



MAIN FLOOR PLAN



MEZZANINE FLOOR PLAN

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PHOTOS







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