

FOR SUBLEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1825-32nd Avenue NE, Bays 3 & 4, Calgary, AB
11,288 square feet



Direct Exposure onto
32nd Avenue NE



Dock &
Drive-in Loading



I-C Zoning

EMILY GOODMAN, B.COMM

VICE PRESIDENT, PRINCIPAL

C: 403-862-4348

egoodman@lee-associates.com

JORDAN LEBLANC

VICE PRESIDENT, PRINCIPAL

C: 403-660-5141

jleblanc@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

ZONING:

I-C (Industrial Commercial)

AVAILABLE AREA:

Office: 5,191 sq. ft.

Warehouse: 6,097 sq. ft.

Total: 11,288 sq. ft.

NET SUBLEASE RATE:

\$13.00 per sq. ft. per annum (with escalations)

SUBLEASE TERM:

September 29th, 2028

OPERATING COSTS:

\$5.64 per sq. ft. per annum (estimated for 2025)

AVAILABLE:

Negotiable

HEATING/HVAC:

Gas fired overhead unit heaters

CEILING HEIGHT:

21' clear

LOADING:

1 - 12' x 12' drive-in door

1 - 12' x 12' dock door

POWER:

200 amps @ 120/208 volt, 3 phase (TBV)

LIGHTING:

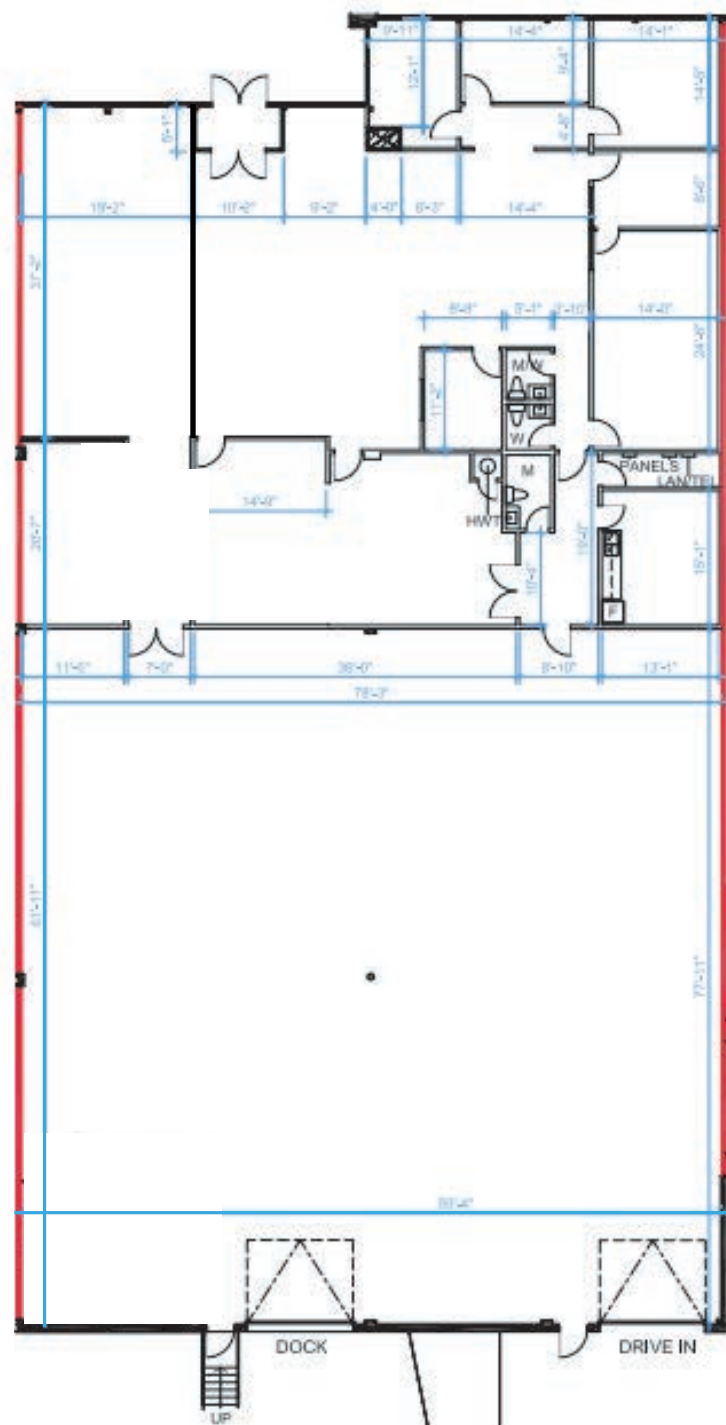
LED



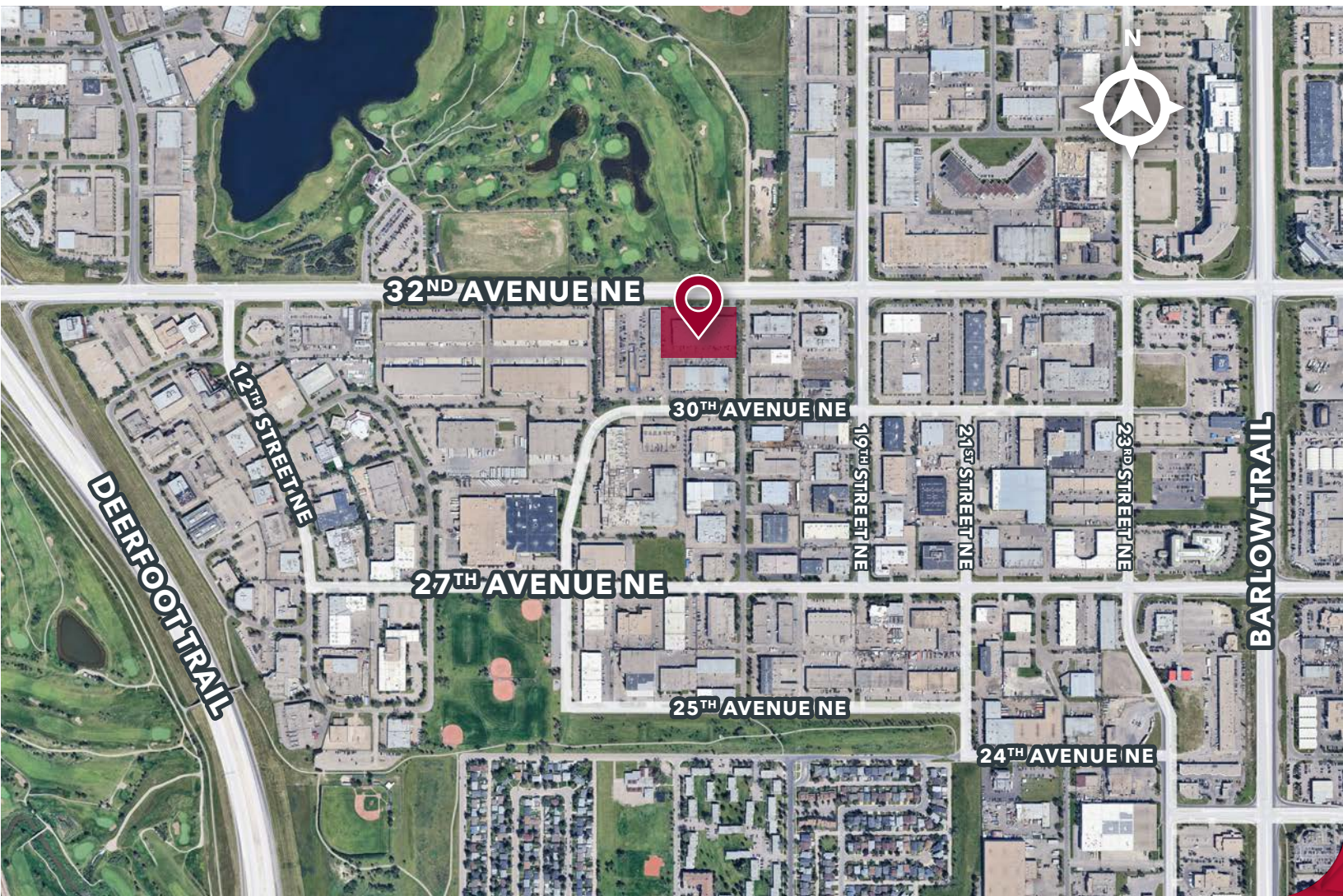
COMMENTS:

- » Well suited showroom/office
- » High profile location with direct exposure onto 32nd Street NE
- » Furniture negotiable
- » Fork lift charging station
- » Double row scramble parking
- » Quick access to Deerfoot and Barlow Trail NE





LOCATION



CONTACT US



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com



JORDAN LEBLANC
VICE PRESIDENT
C: 403-660-5141
jleblanc@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES