

# \$13 - 3677 19 Street Ne, Calgary

MLS® #A2210792

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

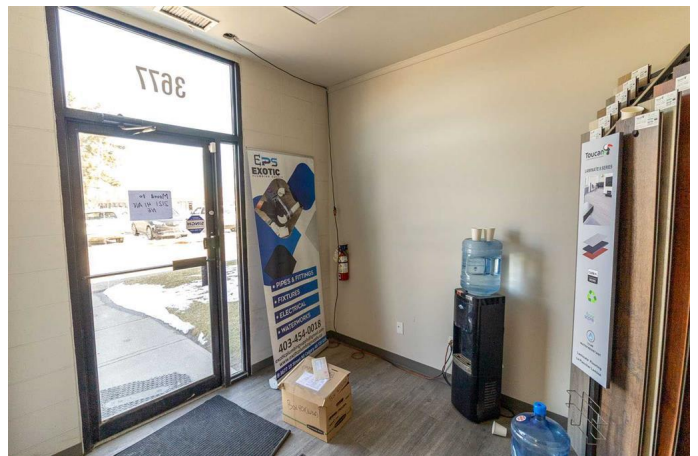
North Airways, Calgary, Alberta

6,400 Sq.Ft. industrial bay with direct exposure to 19 Street NE. Approximately 1,000 Sq.Ft. of main floor office layout consists of front showroom/reception area, two private offices, two washrooms and one warehouse office. 820 Sq.Ft. of quality bonus mezzanine (free of charge), which consists of a large bullpen area, two private offices, kitchenette, and one washroom. 5,400 Sq.Ft. of wide and functional warehouse space (approx. 40 Ft width x 140 Ft depth), which includes 20 Ft clear height, 1 Drive-in door (12 Ft width x 16 Ft height), and 100 amps of power (to be confirmed). Close proximity to 32 Avenue NE, McKnight Boulevard NE and less than 5 minutes to Deerfoot Trail NE. Sublease Term: April 29, 2027. Sublease Rate is starting at \$13.00 PSF and Operating Costs at \$4.33 PSF; thus Total of \$17.33 PSF.

Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2210792   |
| Price      | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3677 19 Street Ne |
| Subdivision | North Airways     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E6S8            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 15               |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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