



## 1715 27 Avenue Calgary Alberta

\$10

Total Size: 3,100 sq.ft. (+/-) --- Warehouse Space: 2,322 sq.ft. (+/-) --- Office Space: 778 sq.ft. (+/-) --- Zoning: I-G (Industrial General) --- Loading: 1 drive-in door (12' x 14') --- Ceiling Height: 17' (+/-) --- Power: 100 amps (TBV) --- Parking: Front and back --- Net Rent: \$9.50 per sq.ft. per year --- Operating Costs (2023): ~ \$4.95 per sq.ft. per year --- Sublease Term: Expires April 30, 2024 --- Rare and immediate opportunity for a short-term sublease in a well-located industrial building close to Deerfoot Trail. The Net Rent is below the current market rate for small industrial bays in Calgary, particularly given the recent installation of two new overhead heaters and a new drive-in door in the warehouse. The sublease is for the main floor area only as there is a different tenant occupying the small second floor office space. If you wish to retain the property for longer, I can help you to extend the sublease term into a direct lease agreement with the landlord. (id:6769)

Listing Presented By:



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