



## 10985 38 Street Calgary Alberta

\$21

This industrial condo presents an exceptional leasing opportunity, strategically located in Jacksonport with convenient access to Stoney Trail and Deerfoot Trail. The unit, featuring a total area of 1637 square feet, is perfectly suited for small light industrial, any kind of industrial with showroom use. The warehouse boasts an impressive 20-foot clear ceiling height, enhancing operational flexibility. The unit also includes a drive-in door for easy loading and unloading. 5 to 10 years lease term is possible, making this an ideal space for businesses seeking a functional and accessible industrial setting. Op-cost is \$10.80 per sq/ft. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

<https://albertacommercials.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)