



1431 40 Avenue Calgary Alberta

\$14

Welcome to this 3283 Sq ft light-industrial/warehouse unit in McCall 40th Business Park! This unit is part of a well-maintained complex built in 1991 (and expanded in 1999) and updated in 2016, zoned I-G for versatile industrial use. The space offers ample outdoor parking for your operational convenience. With excellent exposure to major arteries such as Deerfoot Trail, McKnight Boulevard, and 32nd Avenue NE, Bay 1 is ideally situated for easy access across the city. Great value with a lease rate at \$14.00 PSF; Operating Costs at \$6.00 PSF; totally \$20.00 PSF. (id:6769)

Listing Presented By:



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