



## 1725 30 Avenue Calgary Alberta

\$19

Unit #23 is a main floor unit offering a total of 2622 sqft. Roughly 1000sqft is designated office space and about 1600 sqft is warehouse space PLUS an included PRIVATE, FENCED 25ft x 44ft YARD. Inside you find a front reception area, large office space/board room, a second private office, lunchroom or flex space with area suitable for a kitchenette and bathroom. The warehouse includes a second bathroom, 14-foot overhead door, 24-foot ceiling height and access to the secured and fenced yard space. Additionally, there are 2 assigned parking spaces out front. This well-kept complex is located near Deerfoot Trail, 32 Ave NE and Barlow Trail for easy access. Space is being offered at \$18.50 per ft<sup>2</sup> and low opcosts (Approximately \$6.75 est 2024) which is approximately \$5,517.13 per month plus utilities and GST. (Property not suitable for Wood Working, Auto Body Shop or Active Retail) (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.justinhavre.com/>

**RE/MAX Realty Professionals**

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