LIGHT INDUSTRIAL

1249 38 AVENUE NE
CALGARY, ALBERTA

HIGHLIGHTS

- Rare small format Industrial Bay with dock door, 3 offices, washroom and warehouse.
- Ample parking on site
- Great location between McKnight Blvd and 32nd Avenue with great access to Deerfoot Trail
- Available November 1, 2019
- Traditionally very low vacancy

BUILDING DETAILS

Loading
12 x 10
dock door

Traffic Count
15,000 vpd

Ceiling Height
16 ft

Zoning
I-G
Industrial General

Power
100 amp

PROPERTY DESCRIPTION

Market Rates:	Market
Op Costs & Taxes:	$6.10 psf (2019)
Retail Size:	1,440 Sq Ft
Signage:	Pylon signage available
Parking:	Assigned
Term:	3 - 5 years

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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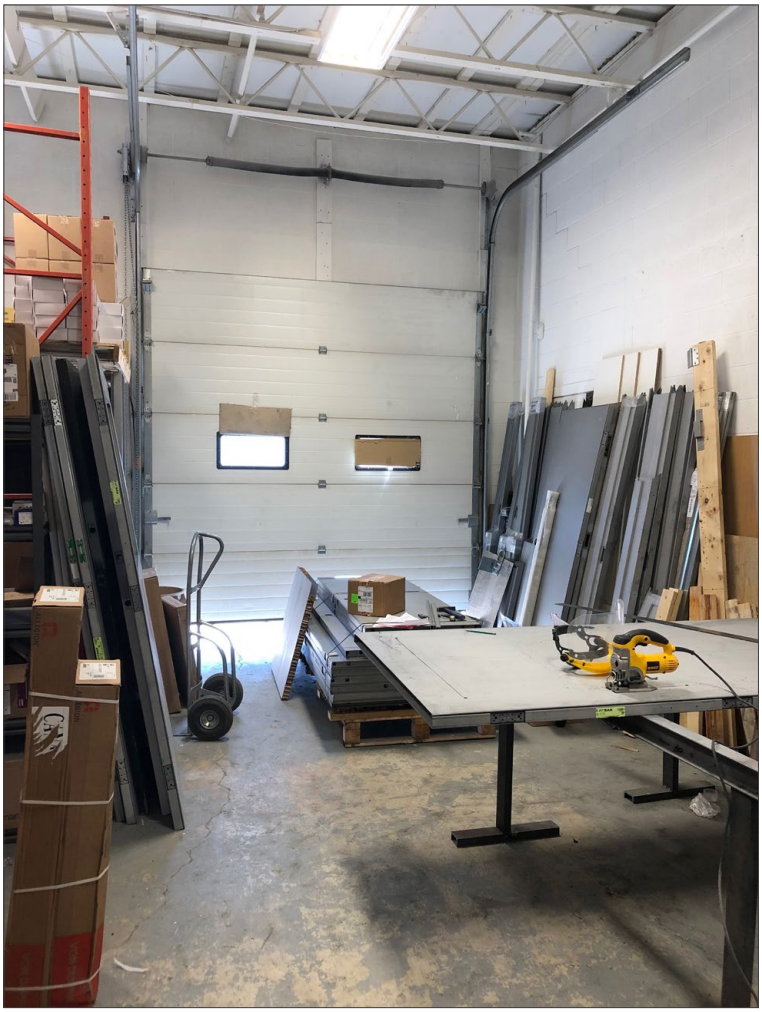
PHOTOS

1249 38 Avenue NE, Calgary Alberta



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LOCATION

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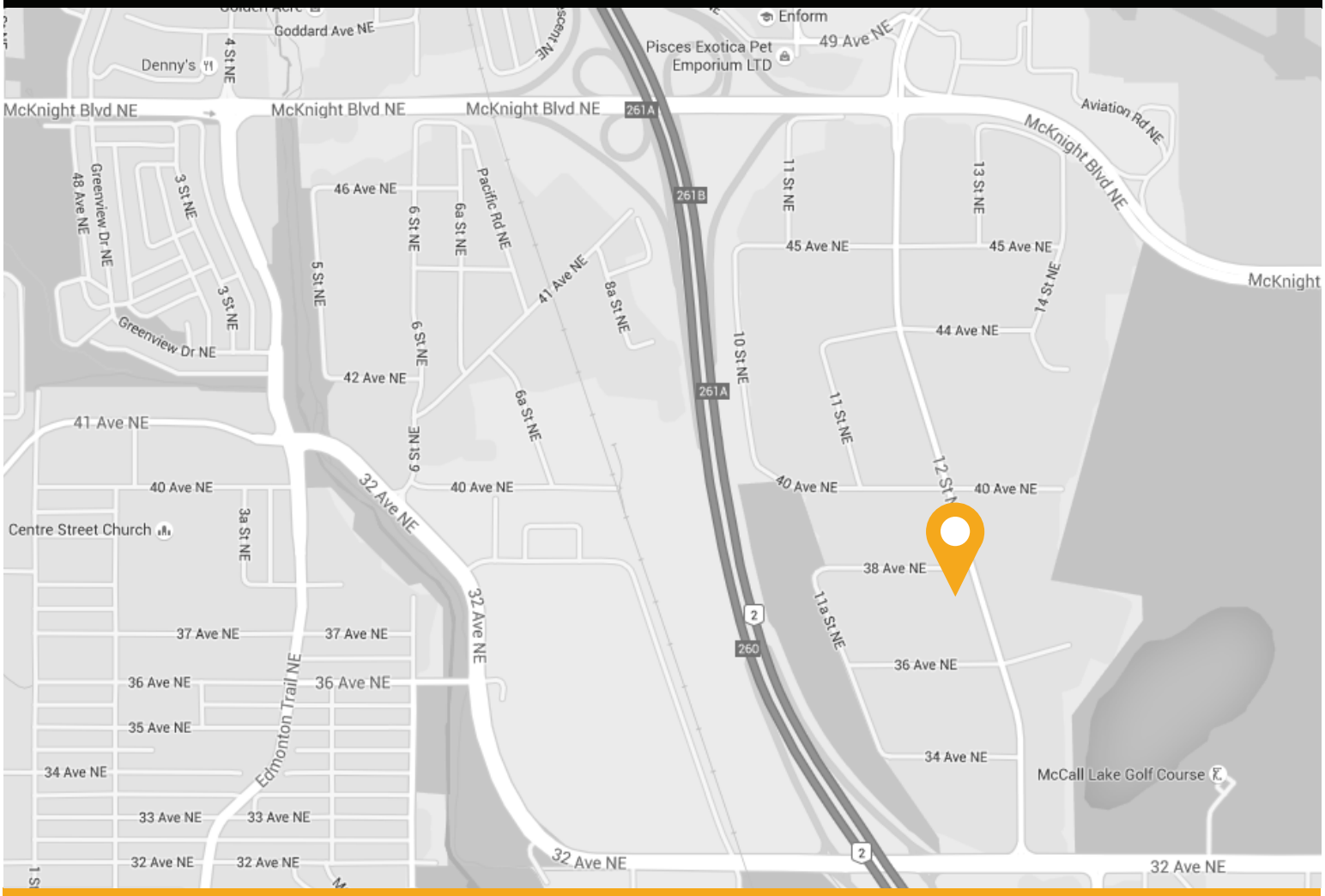

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Associate

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