

NEWLY RENOVATED CORNER INDUSTRIAL BAY

// 3,644 SF with Bright Showroom & Drive-in Loading



FOR LEASE

1530 27 Avenue NE, Unit 136
Calgary, AB

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Commercial Real Estate Advisors

PROPERTY OVERVIEW



PROPERTY DETAILS

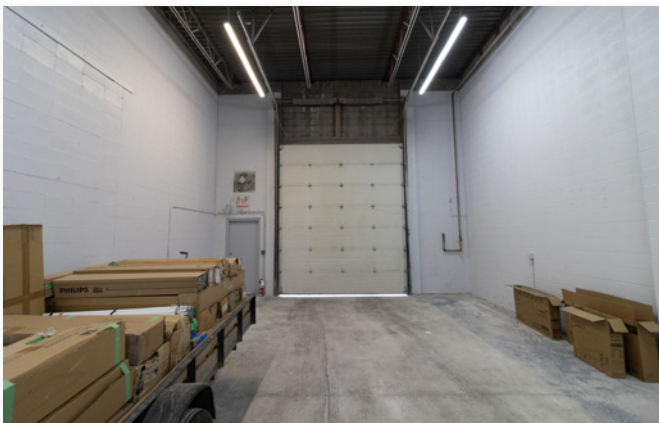
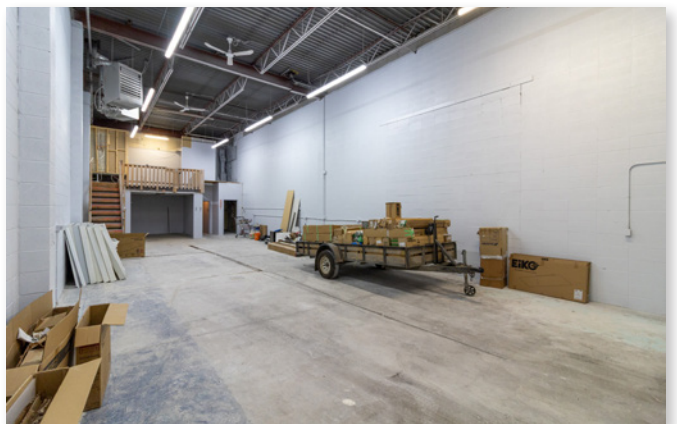
District:	South Airways Industrial district
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 1,366 SF
2nd Floor Office:	± 903 SF
Warehouse	± 1,375 SF
Total:	3,644 SF
Bonus Mezz:	± 443 SF
Clear Height:	19'
Loading:	1 Drive-in (12'w x 14'h)
Power:	100 Amps (TBV)
Lease Rate (Main Floor):	\$13.00 PSF with steps-ups
Lease Rate (2nd Floor):	\$7.00 PSF with steps-ups
Operating Costs:	\$7.33 PSF (Est. 2026) *Electricity and Gas - to the Tenant's costs
Est. Monthly Rent:	\$5,800.00 + Utilities
Availability:	Immediate

PROPERTY COMMENTS

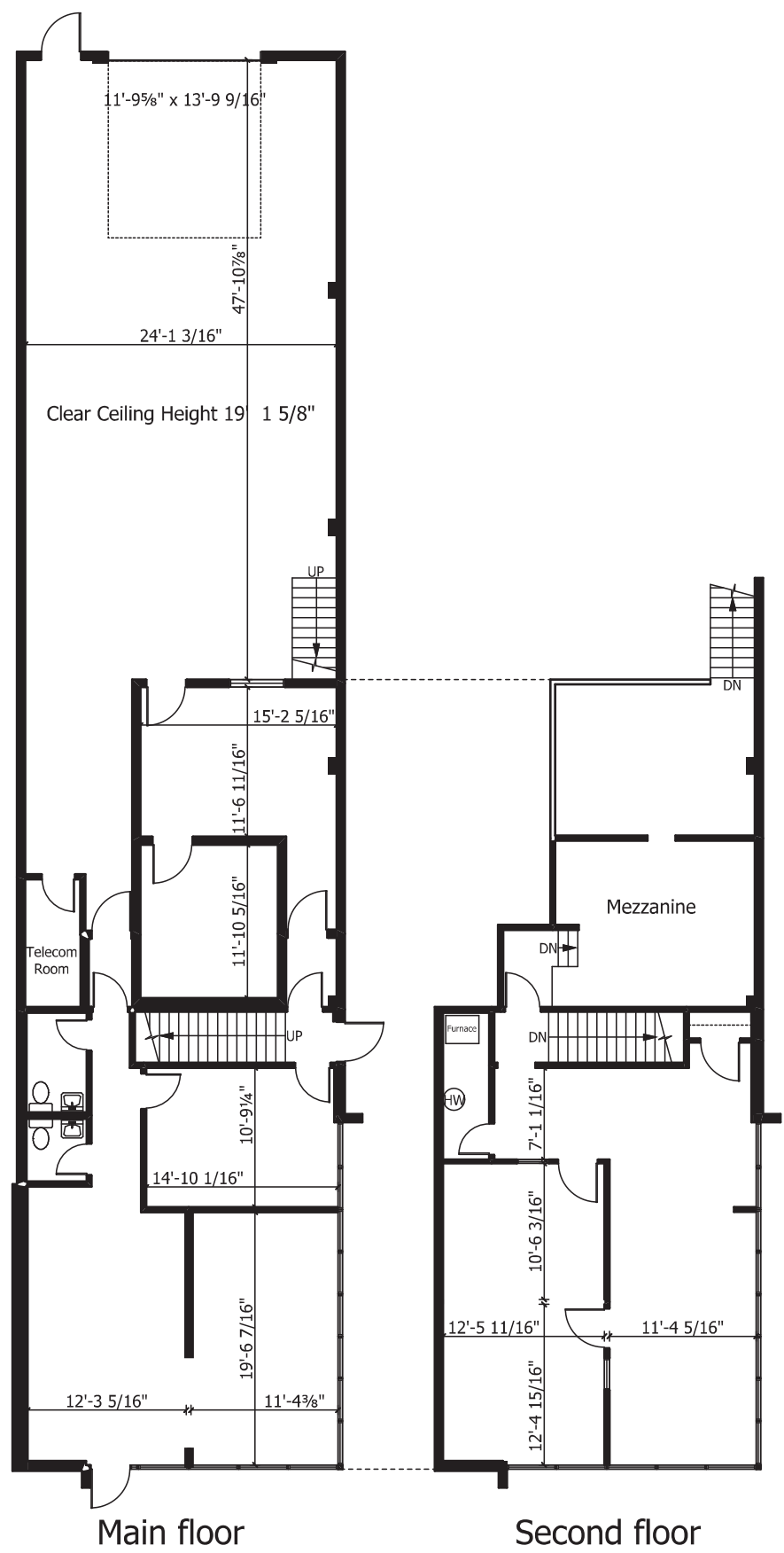
- Newly renovated corner Industrial bay in northeast Calgary with drive-in loading and office over two floors
- New paint throughout office and warehouse, new flooring on both main and second floor, and LED lighting through the entire bay
- Main floor consist of bright showroom area, one private office, and two washrooms
- Second floor office consist of two large open office area with ample natural light
- 443 SF of bonus storage mezzanine (free of charge)
- Close proximity to 12 Street NE, 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE

**Note: No automotive uses and does not accommodate 53' trailers*

PROPERTY PICTURES



FLOOR PLAN



*Floor plan not to scale; measurements are only approximations

LOCATION



Drive Times

Deerfoot Trail NE	2 minutes
Calgary Airport:	13 minutes
Downtown Calgary:	9 minutes

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