

# \$13 - Unit 111, 3501 23 Street Ne, Calgary

MLS® #A2215068

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North Airways, Calgary, Alberta

15,069 SF of industrial space, with the option to lease an additional  $\hat{A}\pm 33,000$  SF of fenced yard. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 1,805 SF of office space and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.

Built in 1977

### Essential Information

MLS® #	A2215068
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information



Address	Unit 111, 3501 23 Street Ne
Subdivision	North Airways
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6V8

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	143

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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