



GRASSROOTS
REALTY GROUP

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11, 1209 38 Avenue NE
Calgary, Alberta

MLS # A2329722



\$1,900 per month

Division: McCall
Type: Office
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,065 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: n/a

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Premium 1,065 Sq. Ft. 2nd-Floor Office Space in McCall – All-Inclusive Gross Lease Elevate your business in this meticulously maintained, second-floor office space located in the heart of the McCall area (just off 12th Street and 38th Ave NE). Situated on a quiet, professional street with ample parking, this clean and spacious 1,065 sq. ft. unit offers a highly functional, move-in-ready layout. The space is fully built out with 5 private offices, a kitchenette, and a washroom, making it ideal for immediate occupancy. Enjoy predictable overhead with an all-inclusive gross lease that covers utilities. Perfect for professionals seeking a quiet, high-quality, and growth-friendly environment. Don't miss out on this premium opportunity—contact your favorite Realtor or reach out today to schedule a private viewing!