



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Unit 136, 1530 27 Avenue NE
Calgary, Alberta

MLS # A2330513



\$5,800 per month

Division: South Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,644 sq.ft.

Zoning: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

3,644 SF industrial bay available in a prime Northeast location near 27 Avenue and 12 Street NE. The main floor features approximately 1,366 SF of office space, including a large, bright showroom, one private office, and two washrooms. The 903 SF second-floor office consists of two large open office areas with ample natural light. The 1,366 SF warehouse offers 19 ft clear ceiling height, 100 amps of power (TBV), a sump and trench drain, and one drive-in door measuring 12 ft W x 14 ft H. Conveniently located near 32 Avenue NE and 12 Street NE, with excellent access to Deerfoot Trail NE and surrounded by numerous restaurants, cafés, and retailers. Available immediately. The lease rate is \$13.00 PSF on the main floor with scheduled step-ups and \$7.00 PSF on the second floor with scheduled step-ups, plus estimated operating costs of \$7.33 PSF (2026). This equates to approximately \$5,800 per month, plus utilities and GST. Please note: Automotive uses are not permitted, and the property cannot accommodate 53' trailers.