



GRASSROOTS
REALTY GROUP

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1121, 3961 52 Avenue NE
Calgary, Alberta

MLS # A2340744



\$5,990 per month

Division: Westwinds

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,800 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Office furniture as shown in MLS pictures

Over 1,800 SqFt of well-appointed office space available for lease in a functional and professional layout. This unit features a welcoming reception area, 5 individual offices, 2 bathrooms, a kitchen, and a dedicated storage area — ideal for a wide range of office spaces usages like Lawyer, mortgage broker, accountant etc. Office furniture is included, offering a turnkey solution for tenants looking to move in and get to work with minimal setup. Lease rate includes operating costs of \$13/SqFt. Don't miss this opportunity to secure quality office space in a convenient NE Calgary location.