



GRASSROOTS
REALTY GROUP

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1109, 3961 52 Avenue NE
Calgary, Alberta

MLS # A2343491



\$2,667 per month

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

****Versatile Commercial Bay | \$16 PSF plus op cost | Ground Floor | 24' Clear Height | Prime NE Calgary Location**** Great leasing opportunity for a ground-floor commercial bay in a busy Northeast Calgary location. The unit is close to the BLS office, Prairie Winds Park, Westwinds Police Headquarters and the LRT station. The space features a 9' x 9' front-grade overhead door, finished washroom and impressive 24-foot clear ceilings. The high ceiling also offers the potential to add a mezzanine and create more usable space. The unit can work well for many different businesses including retail, showroom, office, warehouse, light industrial, e-commerce, distribution and service businesses. The property is surrounded by established businesses and offers easy access to McKnight Boulevard, Metis Trail, Deerfoot Trail and Stoney Trail. There is also ample parking for customers and staff. ****Lease Rate: \$26.00 PSF****
****Base Rent: \$16.00 PSF** **Operating Costs: \$10.00 PSF** TOTAL RENT - \$4350** A flexible space with excellent access and great potential for your business.