

# \$9 - 2182 39 Avenue Ne, Calgary

MLS® #A2178275

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North Airways, Calgary, Alberta

1,756 Sq. Ft of second floor office northeast location located by near 19 Street NE and 39 Avenue NE. The office space features reception / open concept area, three large private offices, one large office/boardroom, kitchenette area, and two washrooms. This space includes one assigned parking stall. Several cafes, restaurants, and many other amenities located by 32 Avenue NE and McKnight Boulevard NE. Close proximity to McKnight Boulevard, Barlow Trail NE, 32 Avenue NE and Deerfoot Trail NE. The Lease rate is \$9.00 PSF and the Operating Costs is \$9.62 PSF (Total of \$18.62 PSF). Utilities are included in the Operating Costs.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2178275   |
| Price      | \$9        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2182 39 Avenue Ne |
| Subdivision | North Airways     |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 6P7 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2024 |
| Days on Market | 349                |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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