



# Warehouse/Office Space

For Lease | Unit 119, 1919 27 Avenue NE, Calgary, AB T2E 7E4



## OPPORTUNITY SUMMARY

- » Bright reception / showroom with one office and washroom on main floor
- » Air-conditioned office space
- » Busy, high-traffic location with numerous restaurants and businesses in the surrounding area
- » Includes 4 designated parking stalls
- » The complex includes snow removal and community garbage bin
- » Conveniently located near Trans-Canada Highway (HWY 1), McKnight Boulevard, Deerfoot Trail NE, and Barlow Trail NE, Calgary International Airport, LRT, and public transit

## LEASE DETAILS

SUBDIVISION	South Airways
ZONING	I-G (Industrial - General)
TOTAL SIZE	±2,142 SF
MAIN FLOOR	±1,612 SF
SECOND FLOOR	±530 SF
POWER	225 Amp (TBV)
LOADING	12'X14' Drive-in door
CEILING HEIGHT	20' clear
OP. COSTS	\$7.72 PSF
TERM	Negotiable
AVAILABLE	November 1, 2026
LEASE RATE	\$18.00 PSF (annual)

For more information,  
please contact:



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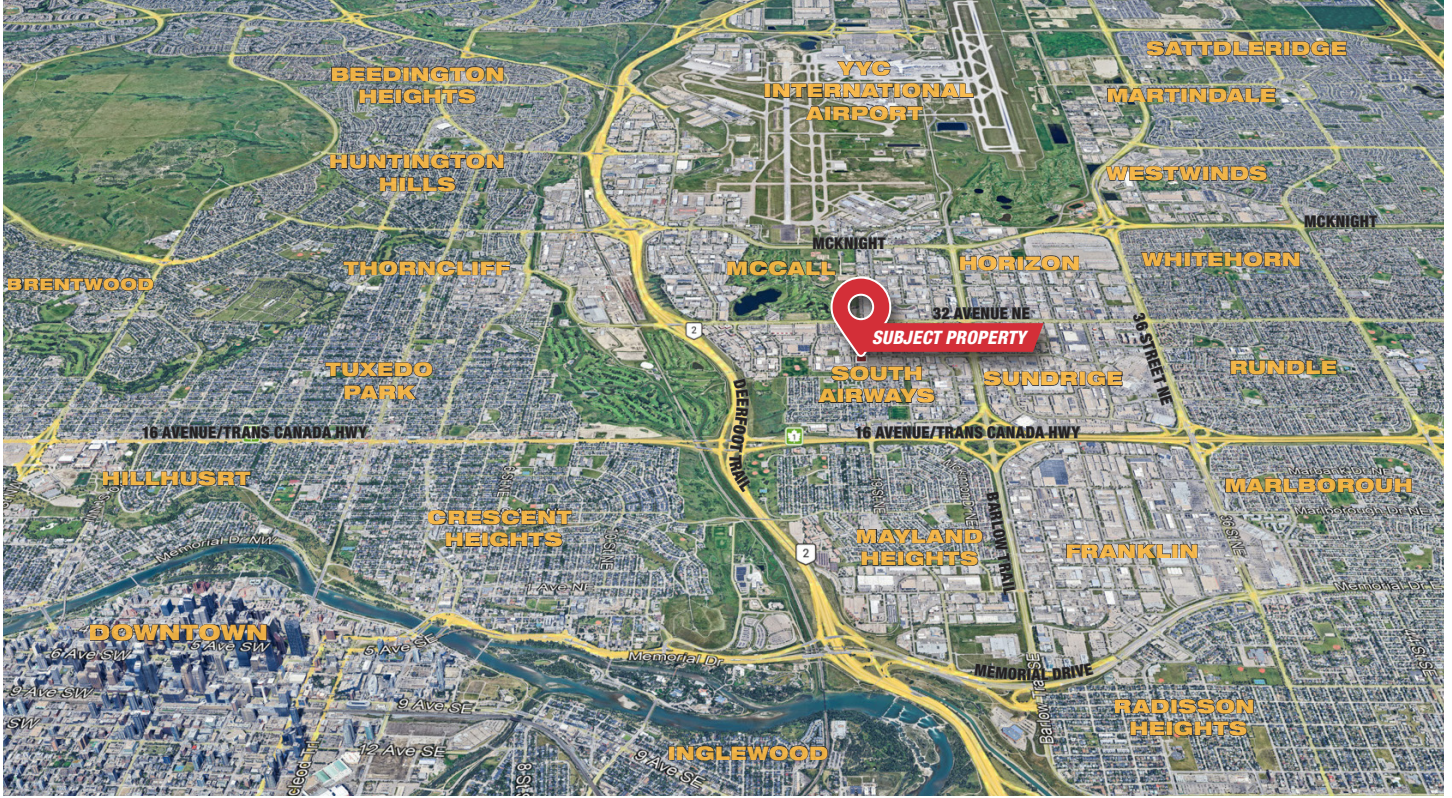
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**LOCATION**



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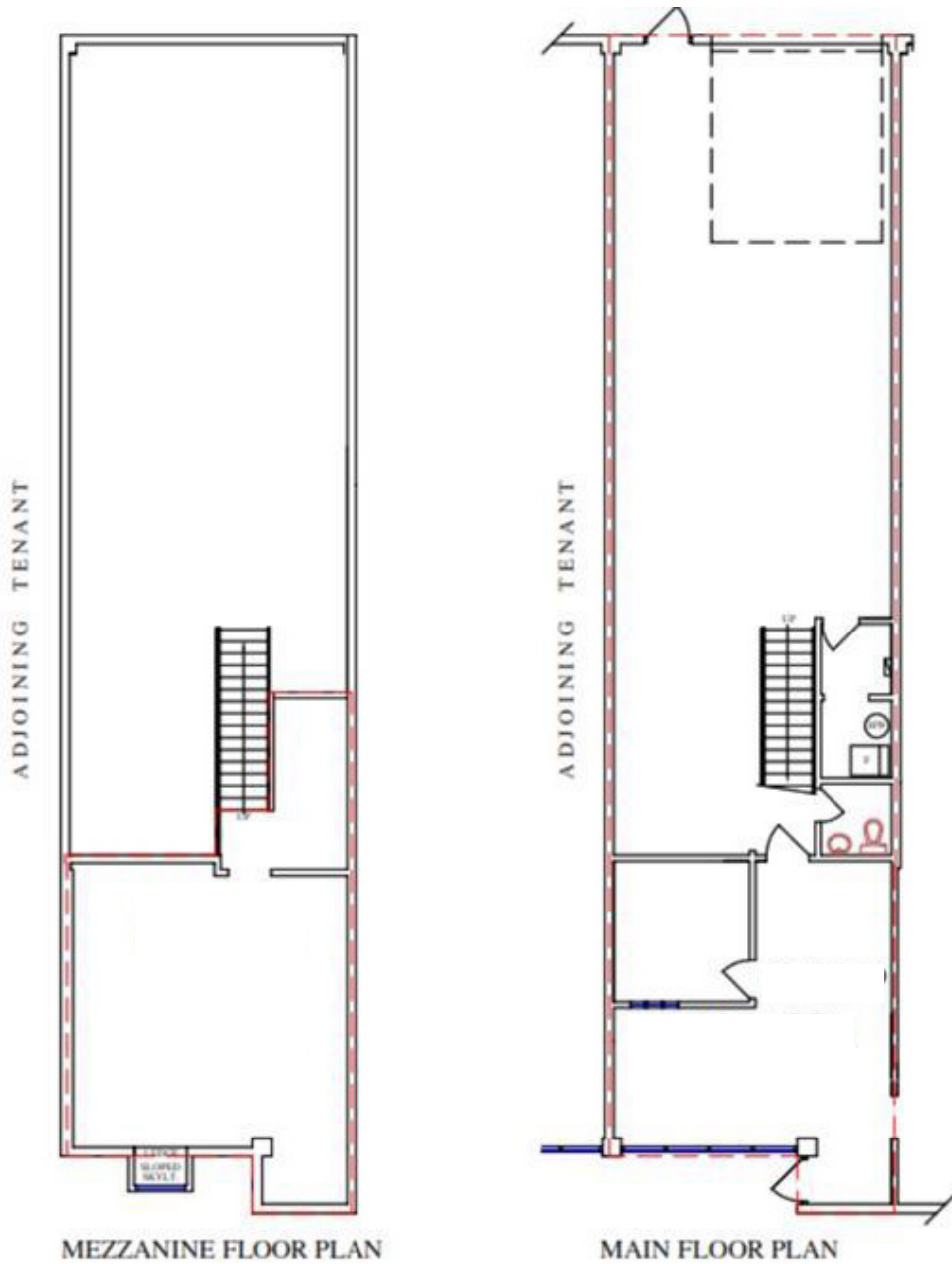
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**FLOOR PLAN**



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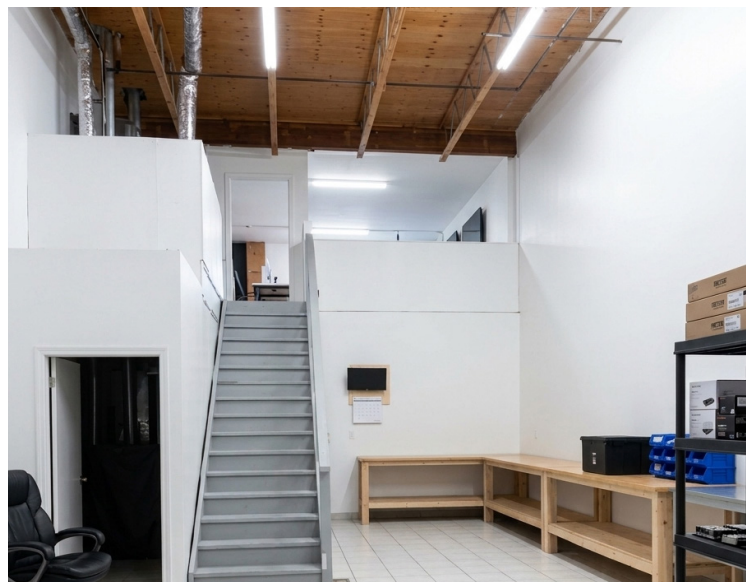
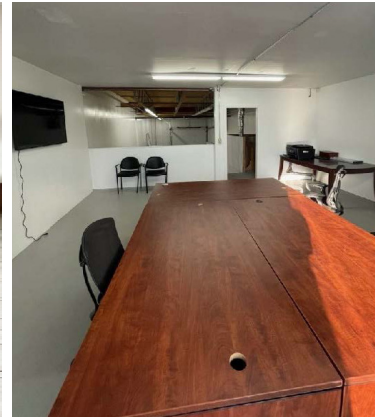
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**PROPERTY PHOTOS**



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