



High-Exposure Office/Showroom Unit

Unit 1, 2135 32 Avenue NE, Calgary, AB T2E 6Z3 | South Airways Business Centre

PROPERTY OVERVIEW

Located in the well-established South Airways Business Park, this ±2,971 SF office/showroom unit offers excellent exposure and functionality in Calgary's northeast commercial corridor. This corner unit with I-C zoning is ideal for a wide variety of uses including light industrial, distribution, retail showroom, and commercial service. With immediate access to 32nd Avenue, and close proximity to other major arteries like Barlow Trail, and Deerfoot Trail, this property offers convenient connectivity and high visibility for any growing business.

LEASE DETAILS

TOTAL AREA	±2,971 SF
LEASE RATE	Market
OP COSTS	\$5.99 PSF (plus 6% mgmnt fee)
LEASE TERM	3-5 Years
ZONING	I-C (Industrial – Commercial)
PARKING	Scramble
OCCUPANCY	Immediate

For more information,
please contact:



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PROPERTY PHOTOS



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