

3,809 SF SHOWROOM & WAREHOUSE (I-C ZONING)

// Direct Exposure to 32 Avenue NE

FOR SUBLEASE

1687 32 Avenue NE, Calgary, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 1687 32 Avenue NE



District:	South Airways Industrial		
Zoning:	I-C (Industrial Commercial)		
Square Footage Breakdown:	Office:	± 2,400 SF	
	Warehouse:	± 1,409 SF	
	Total:	3,809 SF	
Clear Height:	24'7"		
Loading:	1 Drive-in door (12'w x 14'h)		
Power:	100 Amps, 600 Volts (TBV)		
Sprinklered:	Yes (standard)		
Sublease Rate:	Starting at \$15.00 PSF with steps		
Operating Costs (Est. 2025):	\$6.83 PSF		
Sublease Term:	February 28, 2029		
Availability:	30 days		

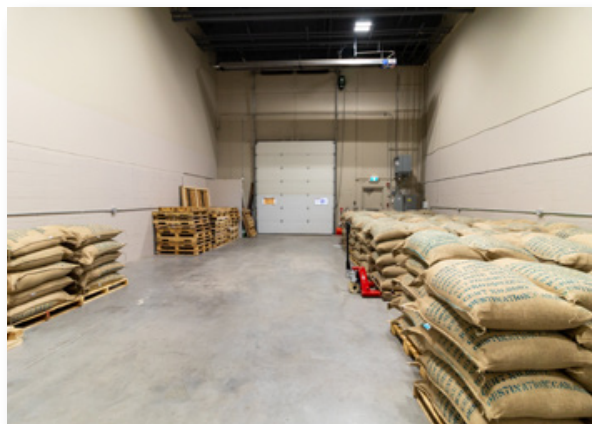
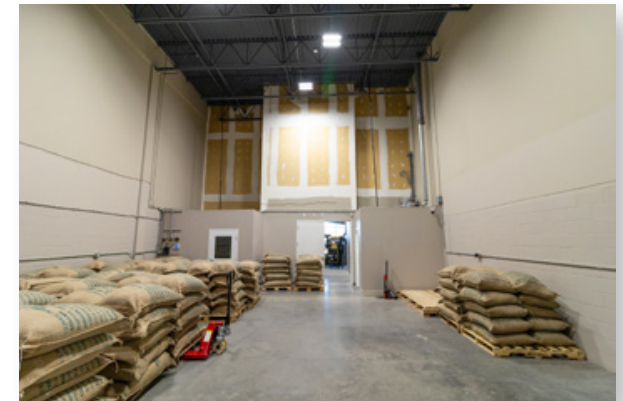
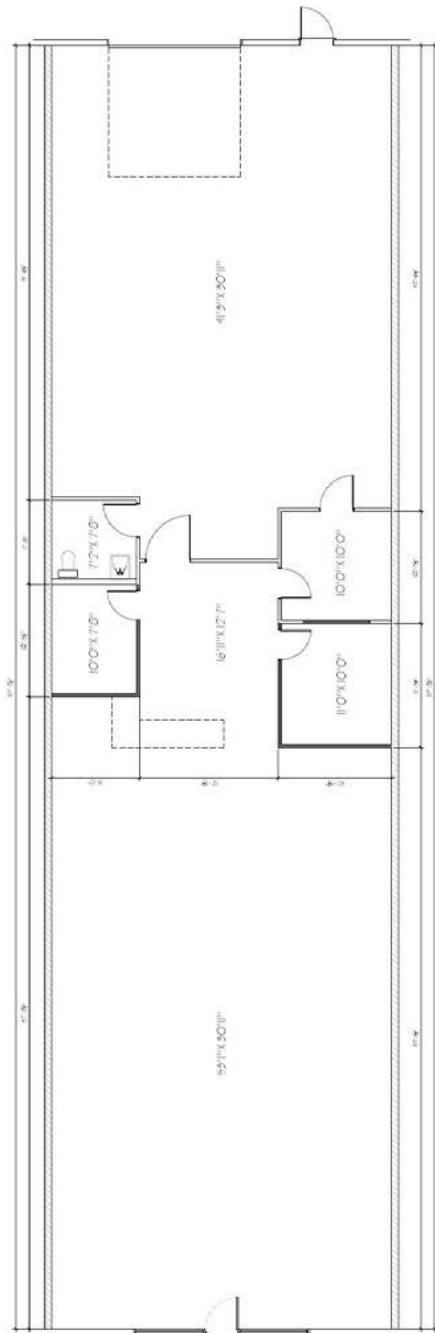
FOR SUBLEASE | 1687 32 Avenue NE

PROPERTY OVERVIEW

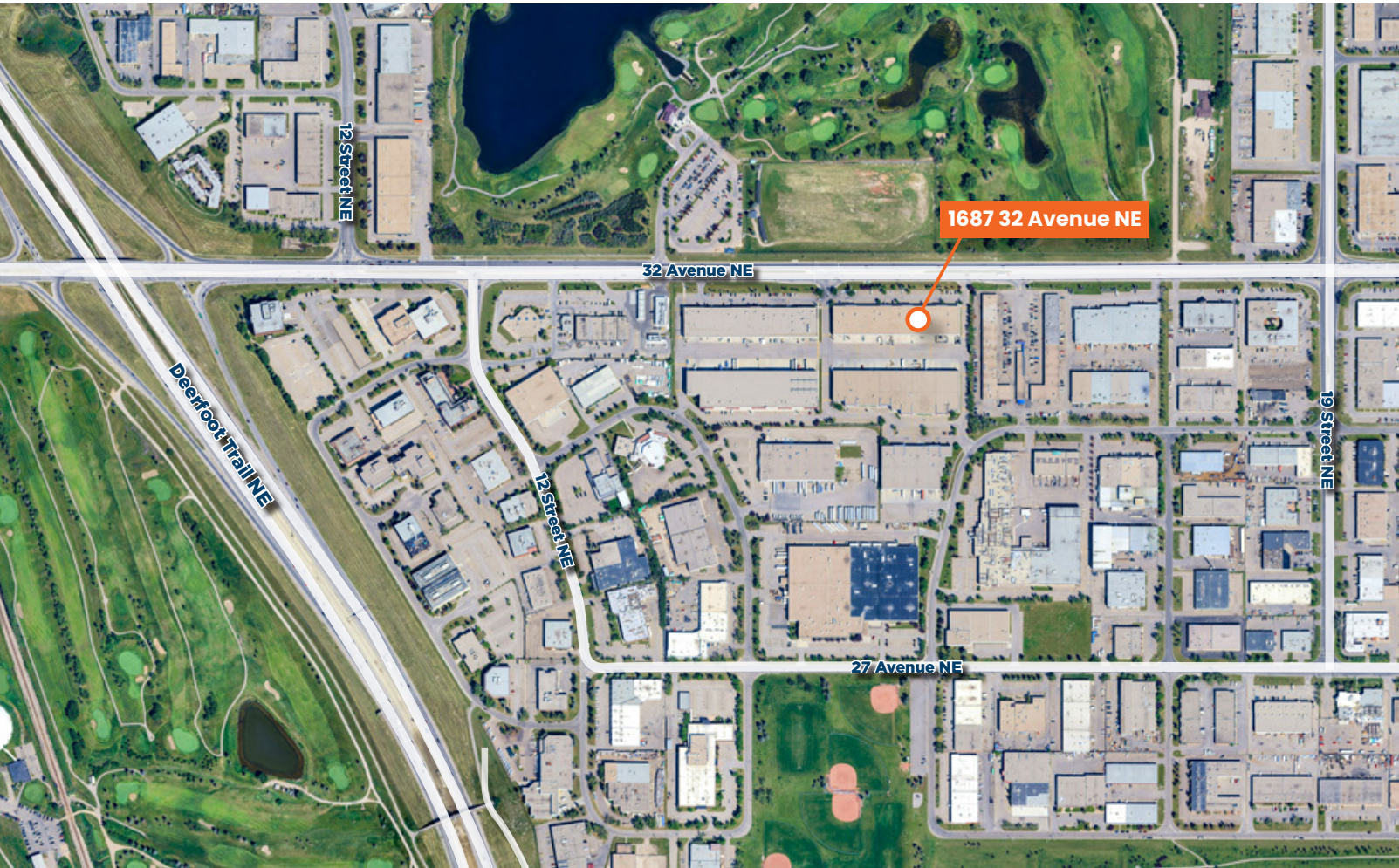
- I-C zoning; which allows light industrial, office, and some retail uses
- Direct exposure to 32 Avenue NE
- Large bright showroom with warehousing at rear
- Two private offices, one storage room with a sink and one barrier free washroom
- LED lighting in warehousing
- Ample double row parking
- Nearby to several restaurants, cafes, and other retailers
- Easy access to public transportation on 32 Avenue NE
- Close proximity to Barlow Trail NE and Deerfoot Trail NE
- **Some use restrictions are in place, please contact listing agent for more details*



FLOOR PLAN & PICTURES // 1687 32 Avenue NE



LOCATION // 1687 32 Avenue NE



Drive Times:

Deerfoot Trail NE: **1 minutes**
Downtown Calgary **8 minutes**
Calgary Airport: **10 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to 19 Street NE, Barlow Trail and Deerfoot Trail NE



Bus Routes on 32 Avenue NE



Ample of restaurants & fast food



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.