

**AVISON
YOUNG**

For Lease

DIRECT EXPOSURE TO 32ND AVENUE NE

1825 - 32 Avenue NE

Unit 8

Calgary, AB

6,124 SF

BUILT OUT OFFICE WAREHOUSE UNIT



Connor Khademazad

Associate

D +1 587 293 3363

connor.khademazad@avisonyoung.com

Allan Zivot

Principal

D +1 403 232 4307

allan.zivot@avisonyoung.com

1825

32 Avenue NE
CALGARY, AB



Property highlights



Great North East location



Quick access to Deerfoot Trail and Barlow Trail



Good Retail corridor near 32 Avenue NE



I-C Zoning



Double row scramble parking



Pylon signage available



Built out office warehouse



Drive In Loading

Particulars

Spaces Available	Unit 8
Zoning	I-C (Industrial Commercial)
Rentable Area	6,124 sf
Basic Rent	\$15.00 w / escalations
Op Costs.	\$5.71 / sf (2026)
Available	November 1, 2026
Loading	1 Drive in Doors
Ceiling Height	20' 8" (warehouse)
Power	200Amp (To be verified)
Sprinklers	Yes
Make Up Air	No
Parking	Double-row scramble parking



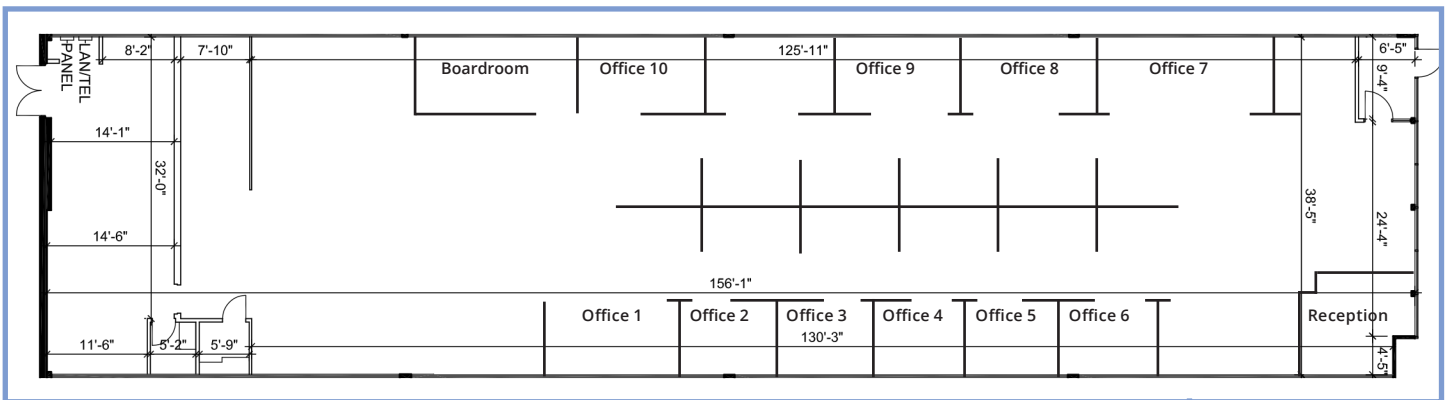
1825 - 32 Avenue NE

CALGARY, AB

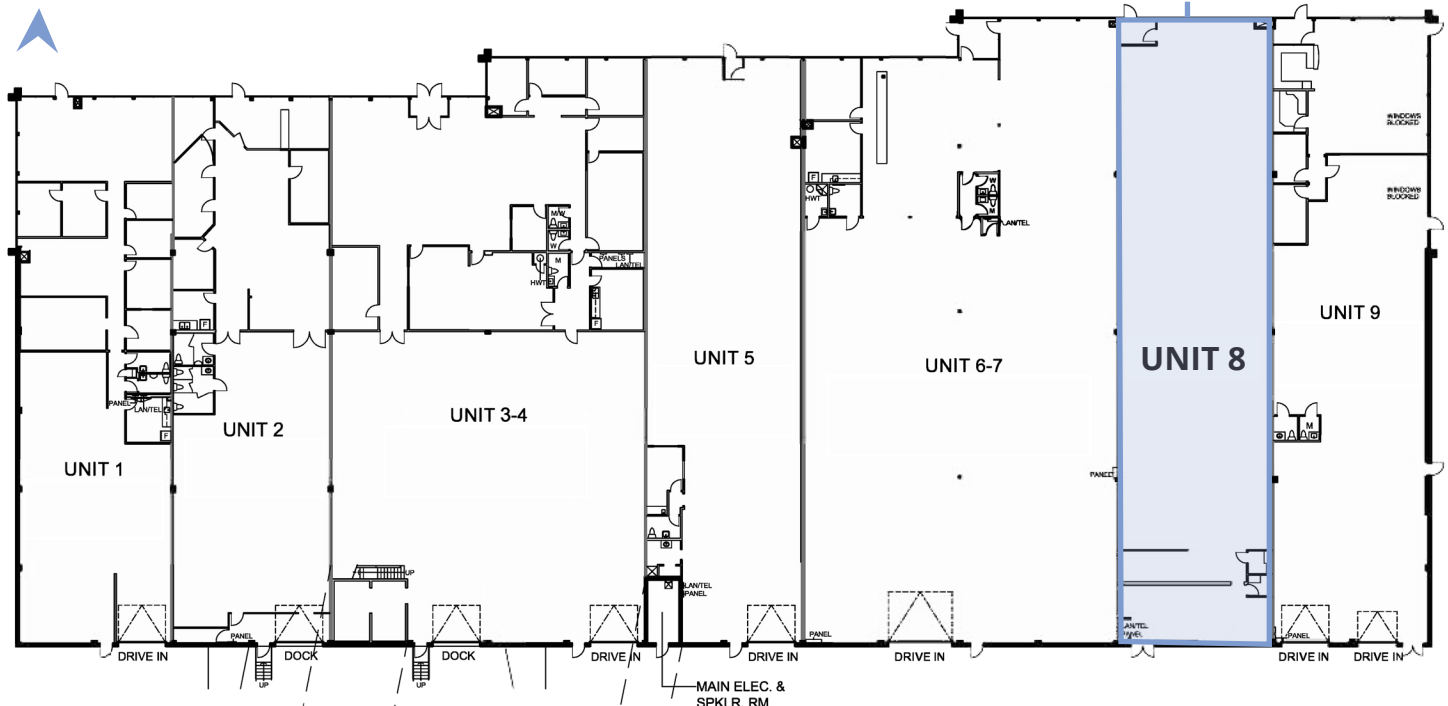
UNIT 8

6,124 sf

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Amenities

- | | | |
|----------------------------|--|----------------------------|
| 1. McCall lake Golf Course | 7. Sheraton Cavalier Calgary | 12. Cineplex Odeon Cinemas |
| 2. Tim Hortons | 8. Riviera Plaza and Conference Centre | 13. Sunridge Mall |
| 3. Shell Gas Station | 9. Wholesale Club | 14. Emerald Hotel & Suites |
| 4. Fox Hollow Golf Course | 10. Husky/Esso | 15. Stampede Toyota |
| 5. JOEY Barlow | 11. Costco Wholesale | 16. Best Buy |
| 6. Earls Kitchen + Bar | | |

GREAT
ACCESSIBILITY

CONVENIENT
TRAVEL TIMES

11 minutes
8.8 km to
Downtown Calgary

12 minutes
12 km to
YYC International Airport

**AVISON
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**Thank you
for your interest!**

If you would like more
information on any of our
services, please call or visit
us online.



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Associate

D +1 403 493 7635

connor.khademazad@avisonyoung.com

Allan Zivot

Principal

D +1 403 232 4307

allan.zivot@avisonyoung.com

Mitch Andreou

Associate

D +1 587 435 2950

mitch.andreou@avisonyoung.com

Visit us online

avisonyoung.com

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW |
Calgary, AB T2P 1G1 | +1 403 262 3082