

# \$13 - Unit 111, 3501 23 Street Ne, Calgary

MLS® #A2215068

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North Airways, Calgary, Alberta

15,069 SF of industrial space, with the option to lease an additional  $\hat{\pm}$ 33,000 SF of fenced yard. The lease rate for the unit starts at \$13.00 PSF, and the lease rate for the yard is \$1.50 PSF. The industrial unit includes 1,805 SF of office space and 13,264 SF of warehouse space. The office layout features a showroom area with private offices, a reception area at the rear of the unit, and a lunchroom on the second floor. The warehouse boasts 21.5 ft ceilings, 7 drive-in doors with drive-through capability, and heavy power (to be determined). Operating Costs (estimated for 2024) are \$9.77 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Please contact the agent for further details. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.

Built in 1977

## Essential Information

MLS® #	A2215068
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	Unit 111, 3501 23 Street Ne
Subdivision	North Airways
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6V8

## Additional Information

Date Listed	April 25th, 2025
Days on Market	2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.