

# \$15 - 1687 32 Avenue Ne, Calgary

MLS® #A2221600

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South Airways., Calgary, Alberta

FOR SUBLEASE: 3,809 Sq. Ft. I-C zoning industrial bay located by 32 Avenue NE and near Deerfoot Trail NE. I-C zoning allows light industrial, office, and some retail uses. Direct exposure on to 32 Avenue NE. There is 2,400 SF of showroom/office and 1,409 SF of warehouse space. This space features a large bright front showroom with warehouse component at the rear. There were two private offices, one storage room with a sink, and one barrier free washroom. The warehouse portion includes 24'™ clear height, 100 amps of power (TBV), LED lighting, and one drive-in door (12 Ft w x 14 Ft h). Ample double row parking. Array of amenities such as cafes, restaurants, other retailers and public transportation by 32 Avenue NE. The Sublease term expires on February 28, 2029. The Sublease rate is starting at \$15.00 PSF with Operating costs at \$6.83 (Est. 2025). Thus a total of \$21.83 PSF. Some use restrictions are in place.

Built in 1999

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2221600   |
| Price      | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1999       |
| Type       | Commercial |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1687 32 Avenue Ne |
| Subdivision | South Airways.    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E7Z5            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 83             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.