Office/Warehouse For Lease
1936 – 27th Avenue NE, Unit 150

PRESTIGE COMMERCIAL GROUP

RE/MAX COMMERCIAL

Rethinking Commercial Real Estate

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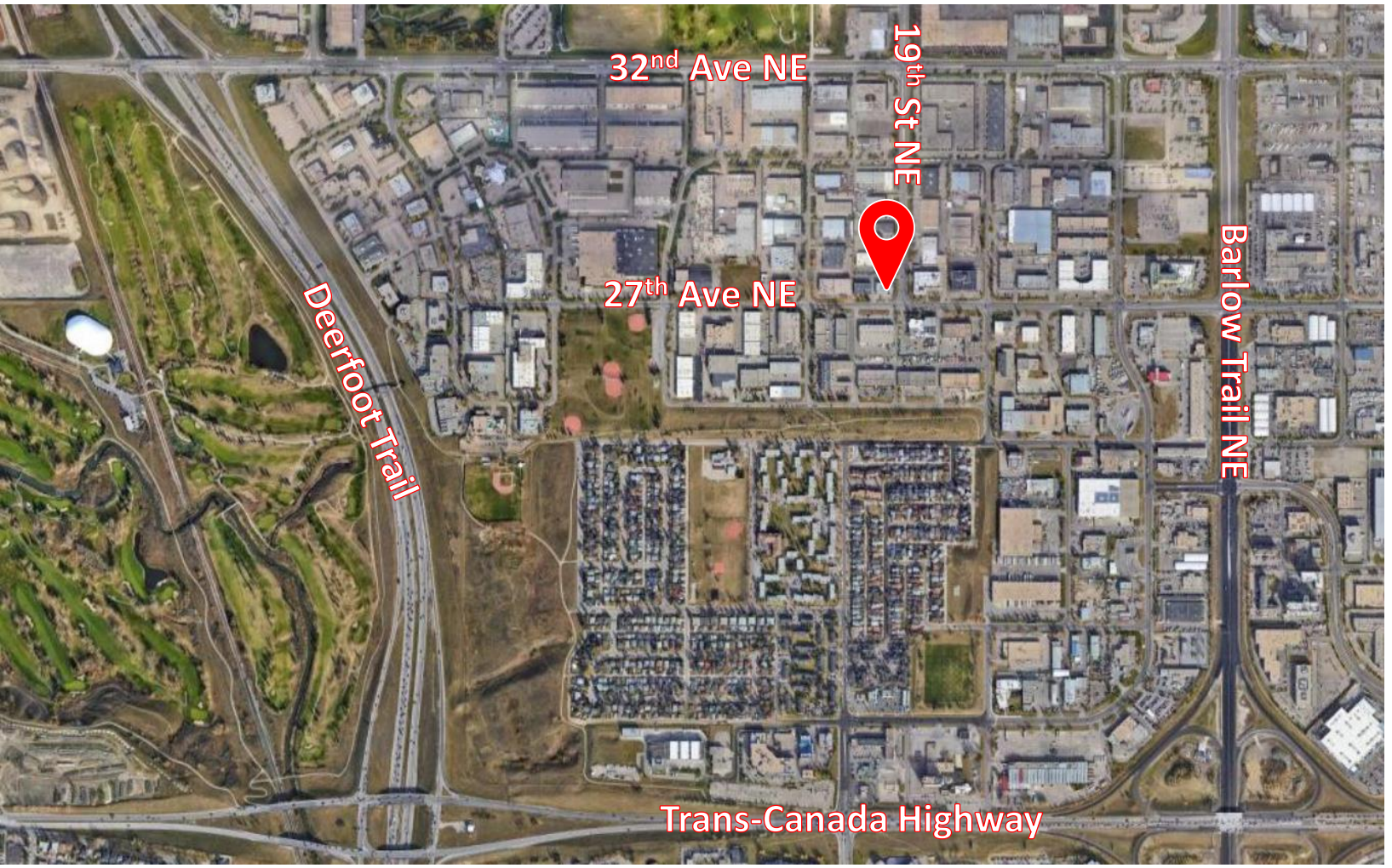

Zoning:	**I-G (Industrial General)**
Subdivision:	Meridian-Franklin
Ceiling Height:	22’ (TBV)
Power:	200 Amps, 240 V, 3 Ph (TBV)
Loading:	Drive-In (10’x12’)
Warehouse:	800± SqFt
Showroom/Office:	800± SqFt
2nd Floor Office:	684± SqFt
Total Available:	2,284± SqFt
Lease Rate:	$14.00/SqFt
Op. Cost:	$5.70/SqFt (est. 2023)
Term:	3-5 years
Available:	Immediate

- Open main floor office/showroom area, 1 washroom and clean warehouse with drive-in.
- 2nd floor has open office concept & washroom.
- Located in a well maintained building with great curb appeal on the corner of 19th Street and 27th Avenue.
- Surface parking available (4 stalls).
- Close to numerous restaurants, hotels, and shopping.
- On bus routes directly in front of the building (Route #32, #33).
- Minutes to downtown core and Calgary International Airport.

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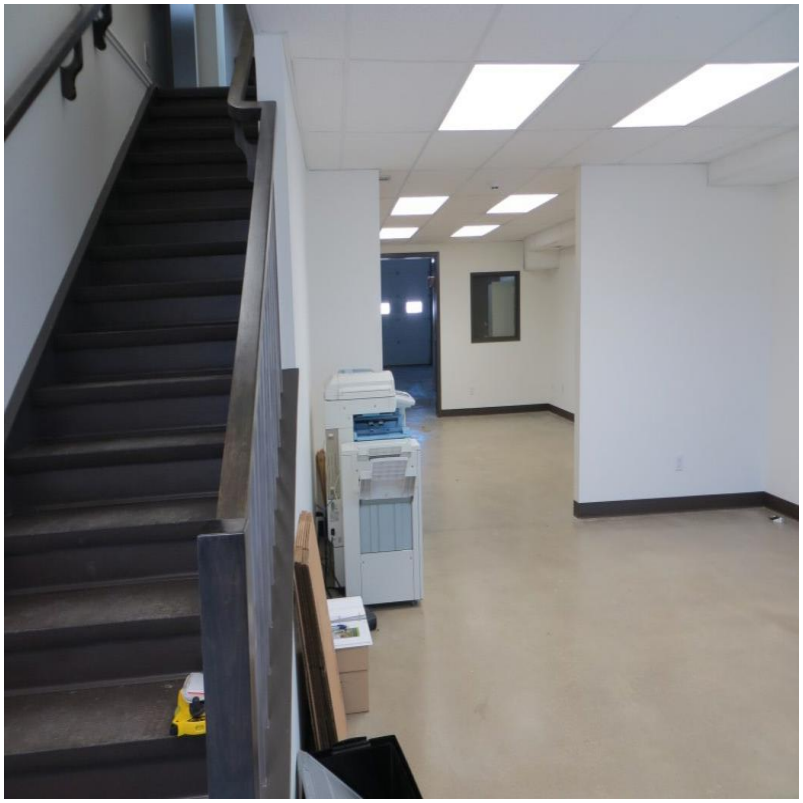

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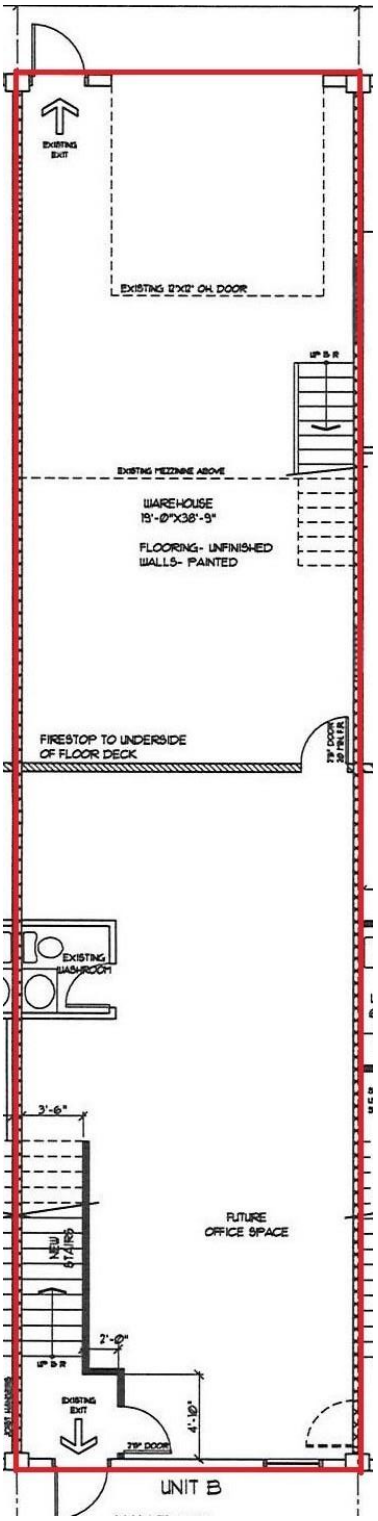
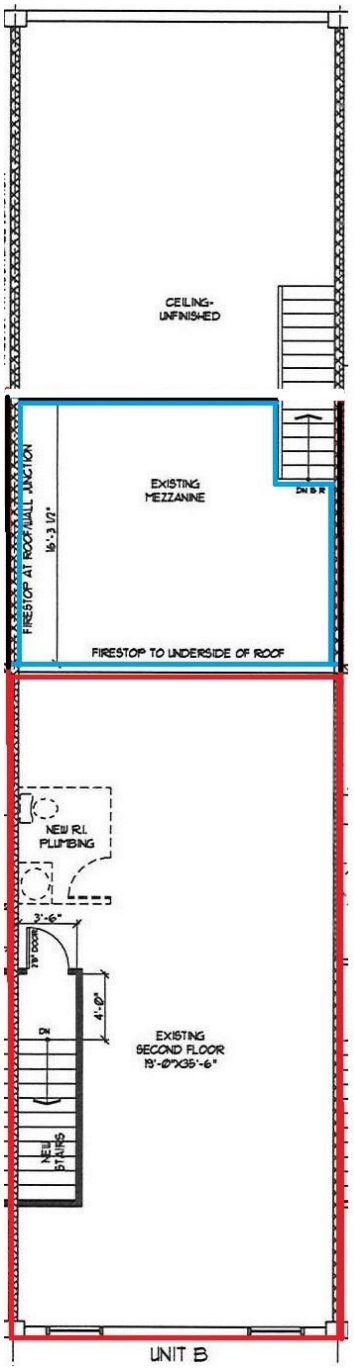
Floor Plan

Ground Floor



Second Floor



Floor plans may not be exactly as illustrated and are subject to change.

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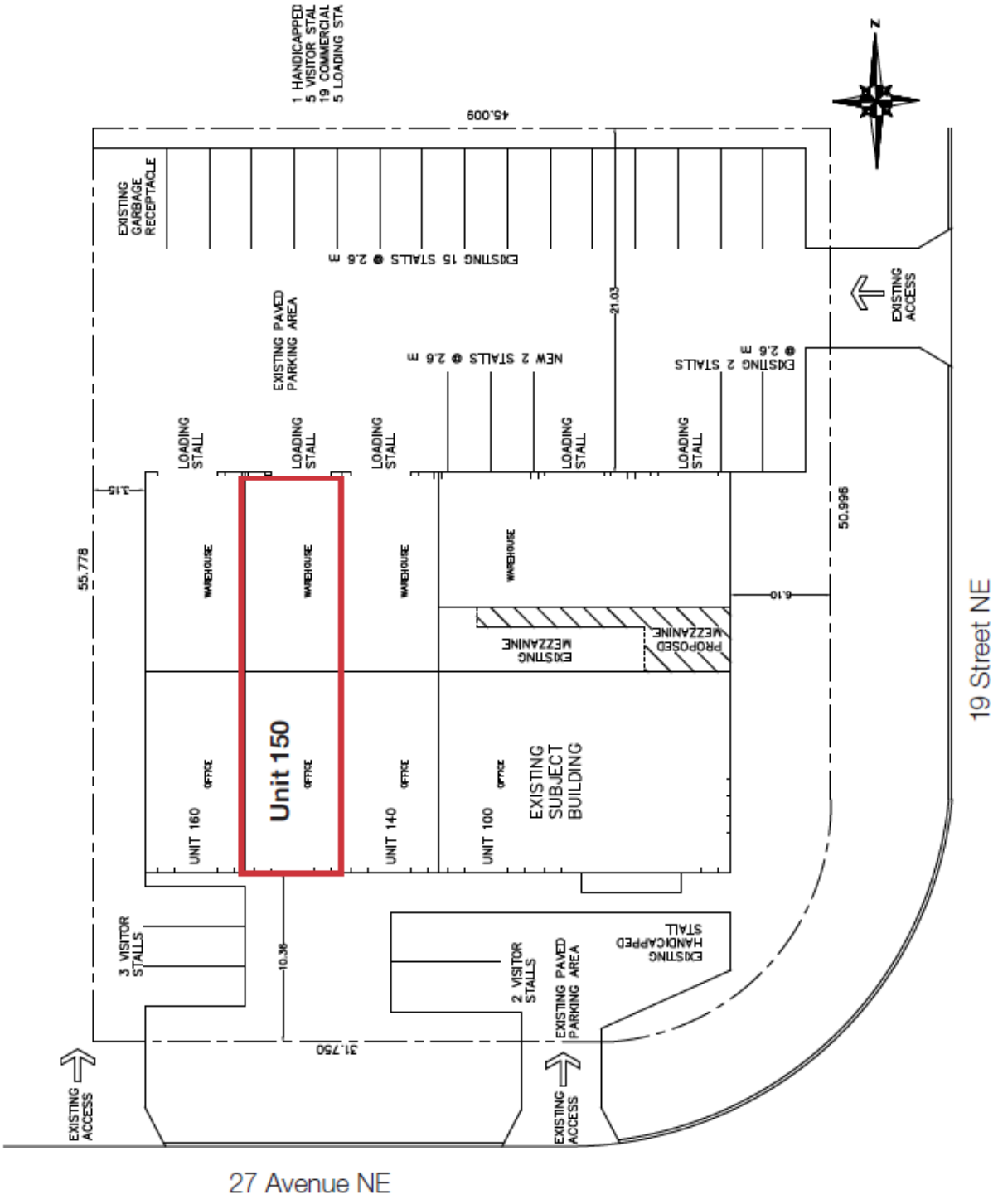
Site Plan



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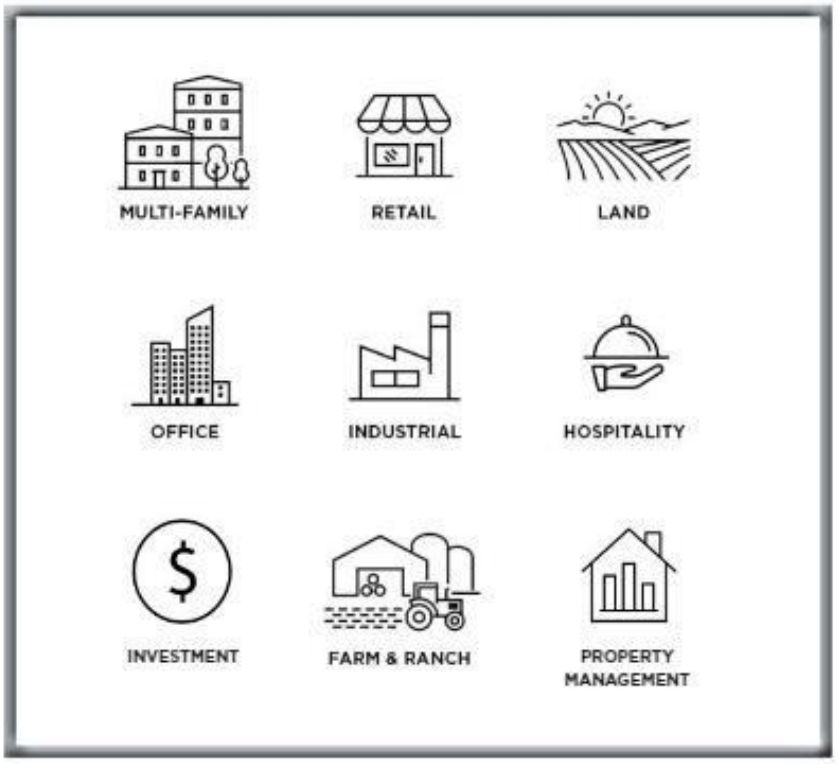
RE/MAX COMMERCIAL AUCTIONS



RE/MAX Complete Realty

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