4,000 SF Unit
| **I-C Zoned**

FOR LEASE

Unit 108, 3420 – 12 Street N.E., Calgary, AB

HARVEY ARONOVICH
Vice President | Associate
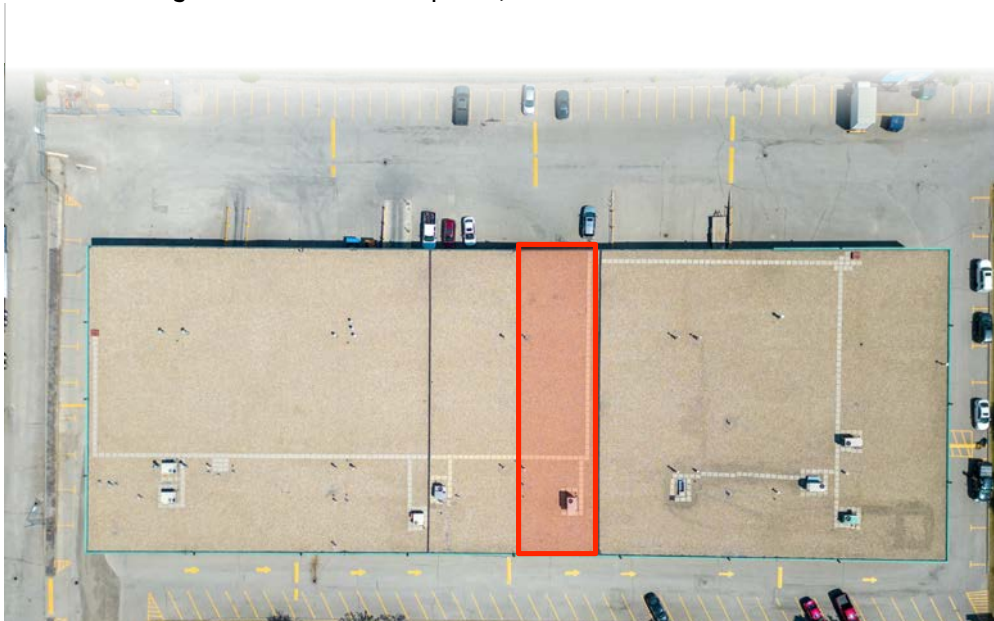403.560.2059 | harvey@cdnglobal.com

TATE ARONOVICH
Associate |
403.689.1079 tate@cdnglobal.com

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PROPERTY DETAILS

Address:. 3420 – 12 Street N.E.
Calgary, Alberta

District: McCall Industrial

Zoning: Industrial Commercial (I-C)

Square Footage:
Total: 4,000 SF
Showroom: 1,176 SF
Warehouse: 2,824 SF

Clear Height: 20'

Loading: (1) Ramped Drive In
(12'w x 12'h)

Power: 225 Amps (TBV)

Lease Rate: $13.00 with escalations

Operating Costs: (2024) $6.59 per sq.ft.

Availability: April 1, 2025

PROPERTY HIGHLIGHTS

- I-C Zoned
- Great exposure to 12 Street N.E. and 32 Avenue N.E.
- Front showroom and rear contractor entrance
- Marshalling area will accommodate 53' Trailer
- Direct access to 32 Avenue N.E.
- Close proximity to Deerfoot Trail and Barlow Trail

INTERIOR FEATURES

FLOOR PLAN

UNIT 3

CLEAR HEIGHT = 20'-2"

LOCATION

// Located in NE Calgary, McCall Industrial district, with convenient access to major thoroughfares for shipping & distribution. High exposure location ideal for Industrial Commercial Uses

Drive Times:

Deerfoot Trail SE: **1 minutes**

Stoney Trail: **11 minutes**

Calgary Airport: **17 minutes**

Nearby Amenities
Easy accessibility and close proximity to:

Banks & financial institutions

Restaurants & fast food

fuel/ charging stations

3420 – 12 Street N.E.

Deerfoot Trail SE

32nd Avenue N.E.

Barlow Trail N.E.

36 Street N.E.

16th Avenue N.E.

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CDN GLOBAL ADVISORS LTD.

736 – 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7

www.cdnglobal.com

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