4,000 SF Unit



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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)

\$6.59 per sq.ft.

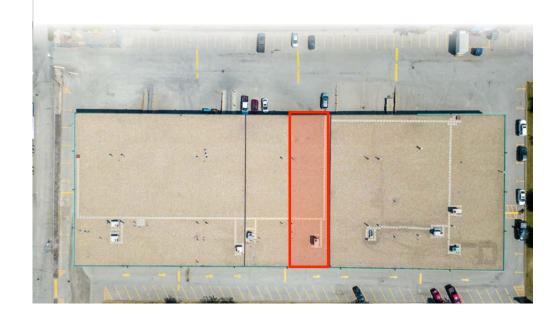
Power: 225 Amps (TBV)

Lease Rate: \$13.00 with escalations

Operating Costs:

(2024)

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

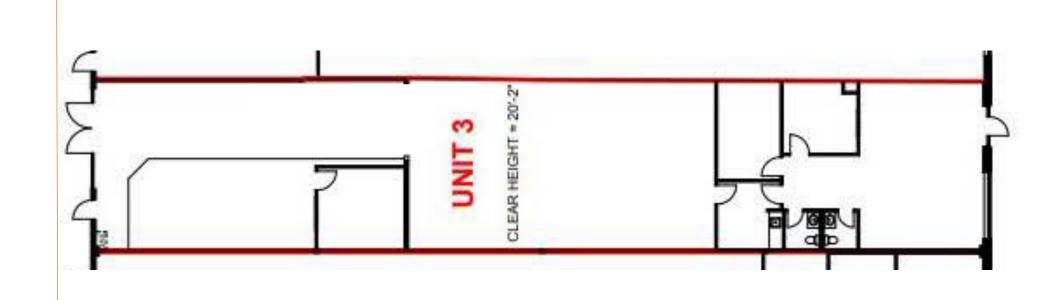






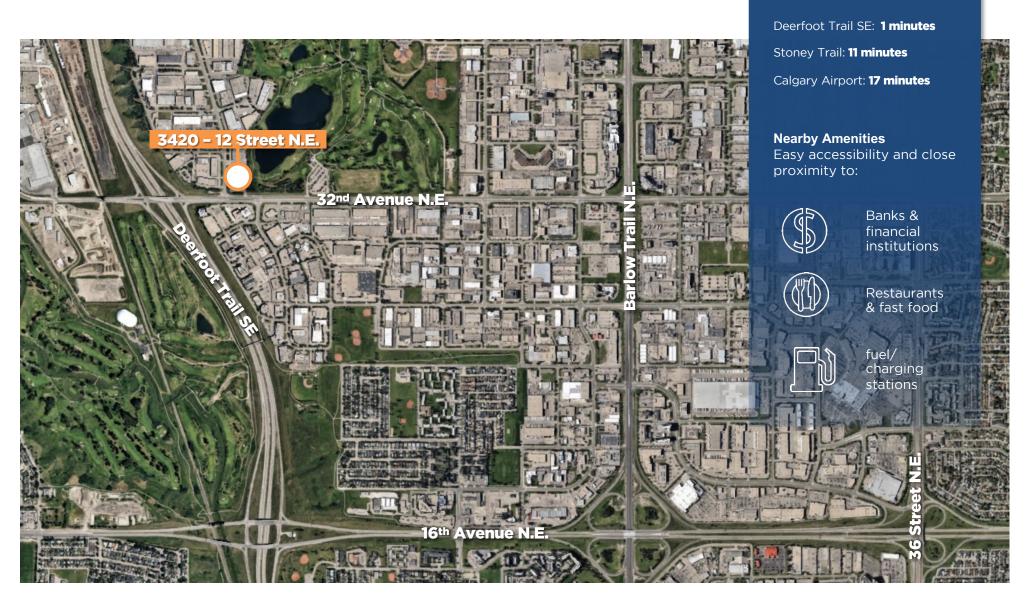


FLOOR PLAN



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:



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