\$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 ±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 2025) are \$9.63 PSF, which includes electricity, gas, water, and sewage. Additional second-floor space is available. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.



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 190

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.