$14 - 430 A 40 Avenue Ne, Calgary

MLS® #A2215454

$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

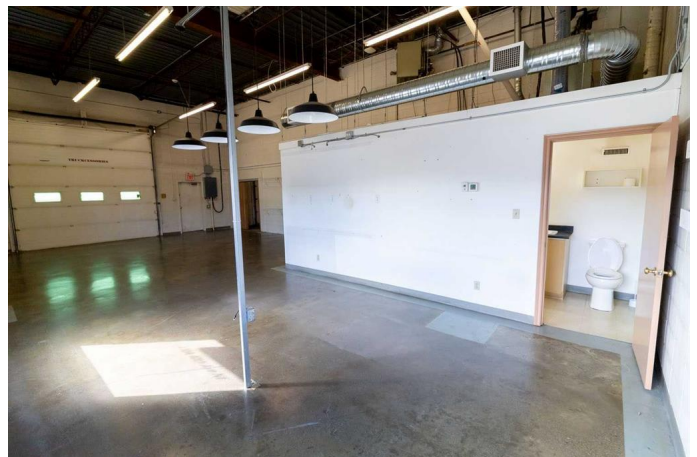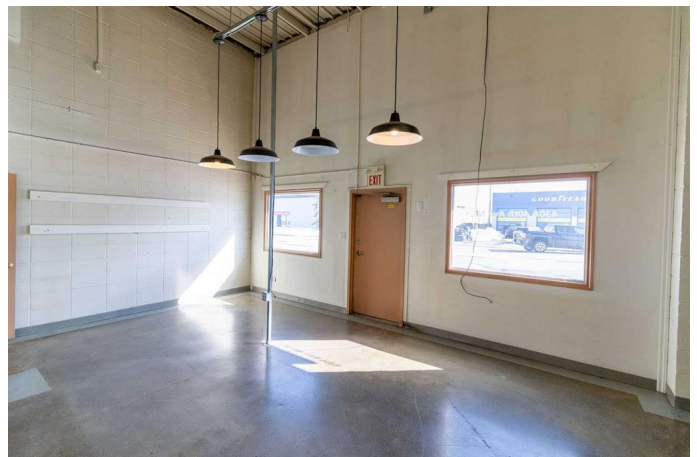Greenview Industrial Park, Calgary, Alberta

This 2,175 SF industrial/flex unit is ideally situated along Edmonton Trail NE. The zoning is C-COR3 (Commercial Corridor 3), which allow array of office, light industrial, and retail uses. The space includes 400 SF of office space and 1,775 SF of functional warehouse area. The office features with one private office, open-concept area, and a washroom. The warehouse offers two 12 ft x 12 ft drive-in doors, a 15.5 ft clear height, and 100 amps of power. The property enjoys excellent visibility along Edmonton Trail NE, with an option for pylon signage.

This location benefits from proximity to numerous amenities, including retailers, restaurants, automotive services, and convenient access to public transportation. Close proximity to Edmonton Trail NE, 32 Avenue NE, Centre Street N, and Deerfoot Trail NE are just moments away. Lease rates are starting at $14.00 PSF, with operating costs of $9.67 PSF, for a total of $23.67 PSF. Please note that automotive uses are not permitted.

Built in 1967

Essential Information

MLS® #	A2215454
Price	$14
Bathrooms	0.00
Acres	0.00

Year Built	1967
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	430 A 40 Avenue Ne
Subdivision	Greenview Industrial Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2M7

Additional Information

Date Listed	April 28th, 2025
Days on Market	102

Listing Details

Listing Office	CDN Global Advisors Ltd.