

\$14 - Bay 1, 1431 40 Avenue Ne, Calgary

MLS® #A2247436

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Welcome to this 3283 Sq ft light-industrial/warehouse unit in McCall 40th Business Park! This unit is part of a well-maintained complex built in 1991 (and expanded in 1999) and updated in 2016, zoned I-G for versatile industrial use. The space offers ample outdoor parking for your operational convenience. With excellent exposure to major arteries such as Deerfoot Trail, McKnight Boulevard, and 32nd Avenue NE, Bay 1 is ideally situated for easy access across the city. Great value with a lease rate at \$14.00 PSF; Operating Costs at \$10.10 PSF; totally \$24.10 PSF.

Built in 1991

Essential Information

MLS® #	A2247436
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1991
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	Bay 1, 1431 40 Avenue Ne
Subdivision	McCall
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2E 8N6

Additional Information

Date Listed	August 9th, 2025
Days on Market	37

Listing Details

Listing Office	Real Broker
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