

**3,835 SF FLEX BAY
WITH DRIVE-IN LOADING**
// Located in McCall Industrial



FOR LEASE

1916B - 30 Ave NE
Calgary, AB

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Commercial Real Estate Advisors

PROPERTY DETAILS



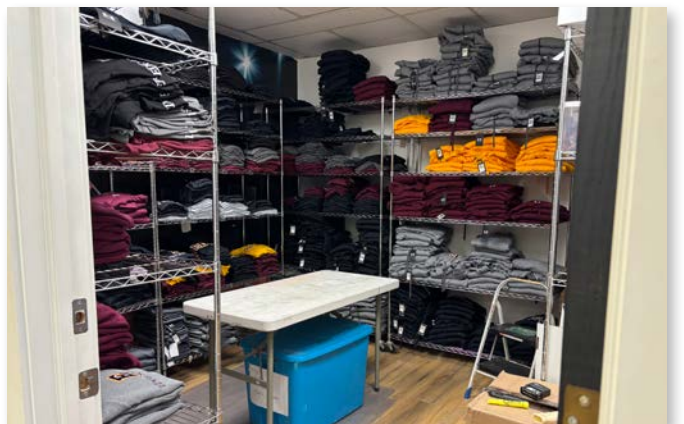
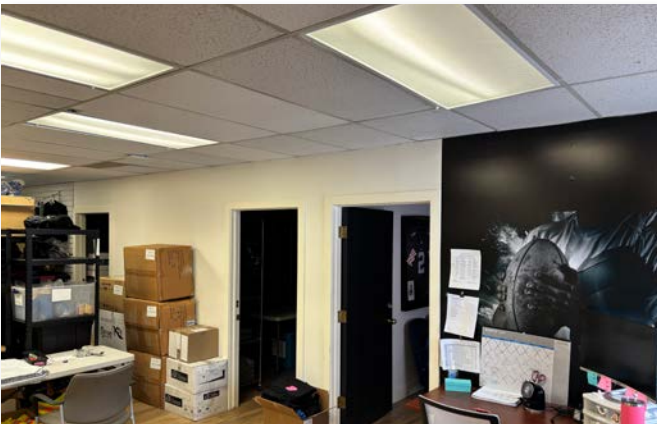
PROPERTY OVERVIEW

Address:	1916B - 30 Ave NE, Calgary, AB
District:	McCall industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Main Level:	968 SF
2nd Level:	968 SF
Warehouse	<u>1,899 SF</u>
Total:	3,835 SF
Clear Height:	20' (TBV)
Loading:	1 Drive-in (12' w x 14' h)
Parking:	3 Assigned Stalls
Power:	100 Amps (TBV)
Lease Rate:	\$13.50 PSF with annual escalations
Operating Costs:	\$7.70 PSF (Est. 2026)
Availability:	September 1st, 2026

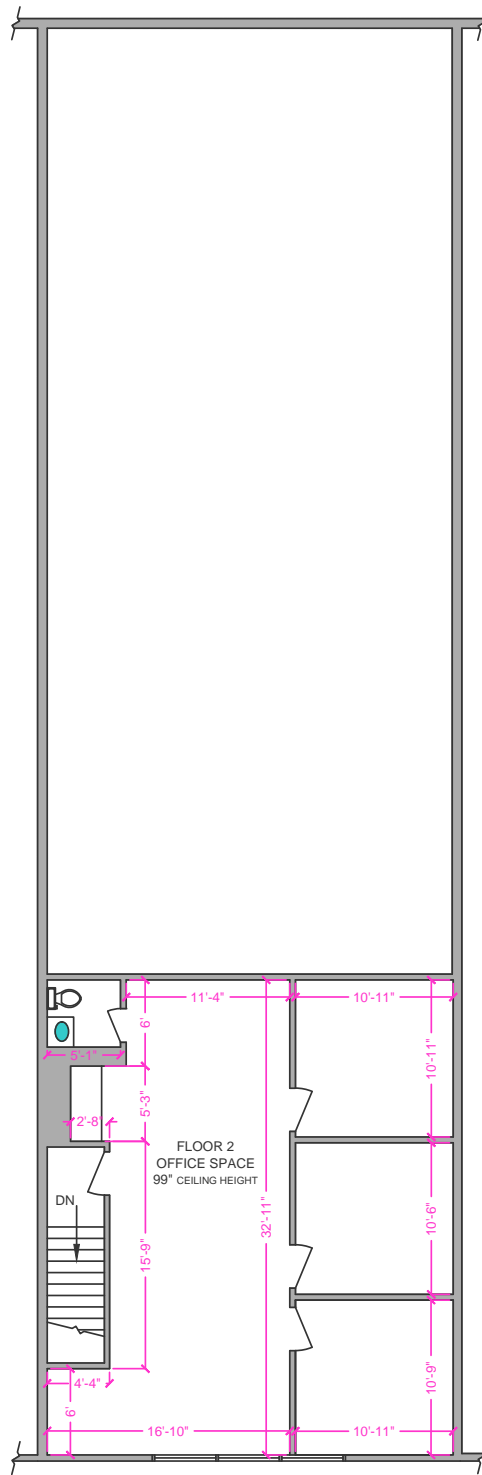
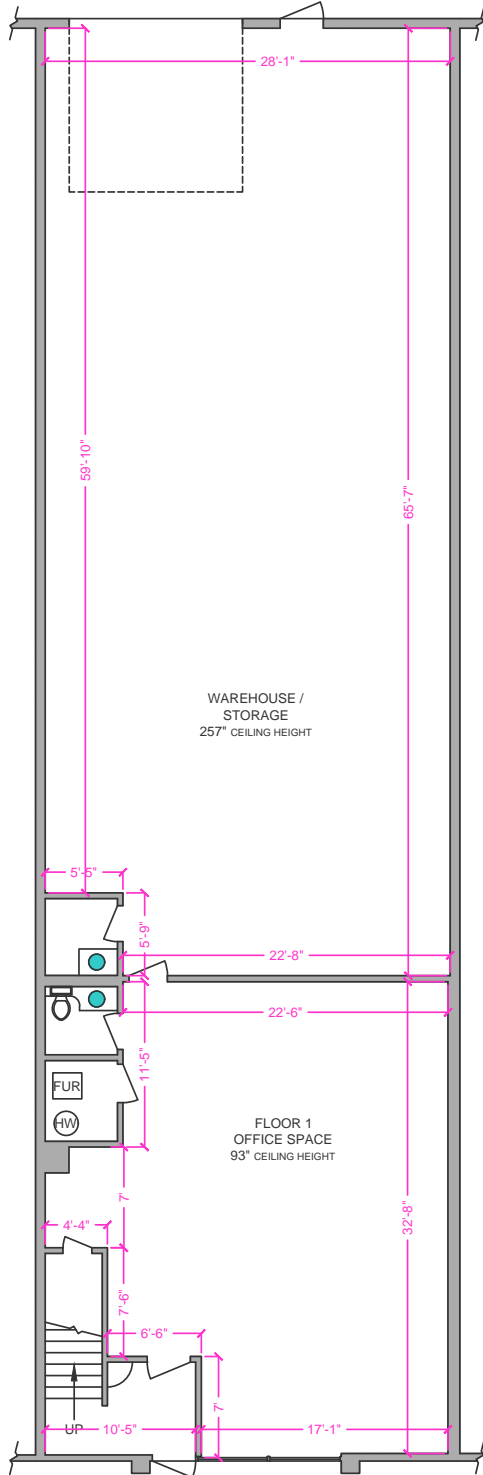
PROPERTY COMMENTS

- Centrally located flex bay in McCall Industrial.
- Office space over two floors: showroom/open work space on the main level and three (3) private offices on the second level.
- Floor Drain in warehouse with a 14' x 12' Drive-in (Grade Level) Door.
- Close proximity to surrounding amenities.
- Quick access to major thoroughfares including Deerfoot Trail, 32 Avenue NE, Barlow Trail, 16 Avenue NE and McKnight Trail.
- Does not accommodate 40' trailers.
- No automotive uses permitted.

PROPERTY PICTURES



FLOOR PLAN



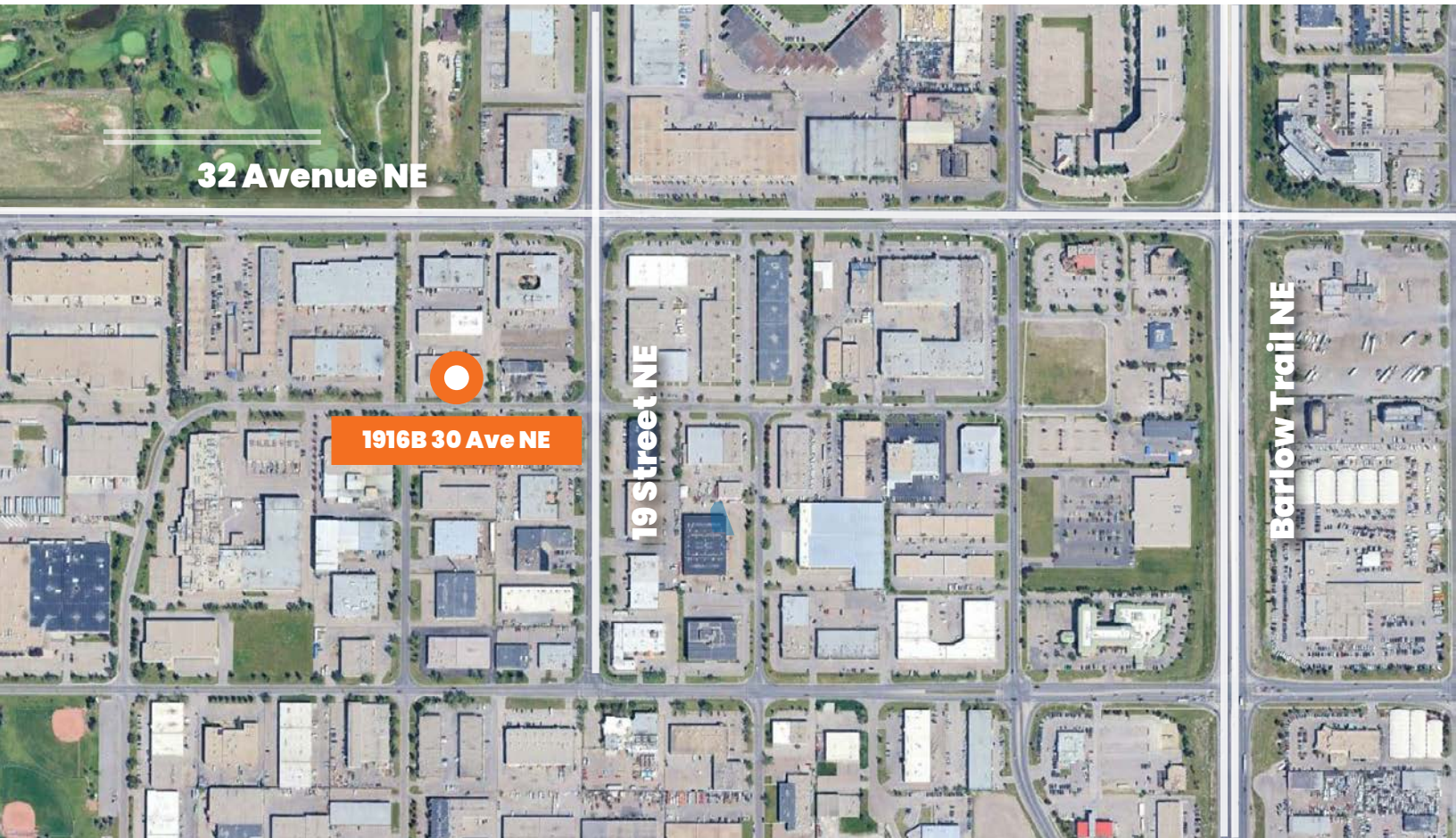
NORTH



Main Level Office Area: 968 SF
2nd Level Office Area: 968 SF
Warehouse Area: 1,899 SF
Total Square Footage: 3,835 SF

*Floor plan not to scale; measurements are only approximations

LOCATION



Drive Times

Deerfoot Trail NE	5 minutes
Calgary Airport:	11 minutes
Downtown Calgary:	13 minutes

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