

# FOR LEASE

## Property Details

### Leasable Area

Unit	Net Rate	Op Costs
Unit 1 <sup>1</sup> 2,199± sq. ft.	LEASED	
Unit 2 <sup>1</sup> 5,916 ± sq. ft.	Market	\$4.48 psf

<sup>1</sup>Office space available

Available: Immediately

Zoning: I-G (Industrial – General)

Power: 1,000 Amps (TBV)

Ceiling: 16' Clear (TBV)

## Westcan Industrial

1324 36 Avenue NE, Calgary, AB

- ▶ McCall Industrial District is located in close proximity to Deerfoot Trail, the 32nd Avenue commercial corridor, as well as the Calgary International Airport
- ▶ Substantial main floor / showroom and mezzanine office area
- ▶ Well located property with quick access to 32nd Ave, McKnight Blvd and Deerfoot Trail
- ▶ Lots of power into the building
- ▶ Recently renovated
- ▶ Abundant on-site parking

Video 

Website 

## Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5

P (403) 214-2344

[www.blackstonecommercial.com](http://www.blackstonecommercial.com)

For Leasing or Sales Information Or An On-Site Tour Please Contact

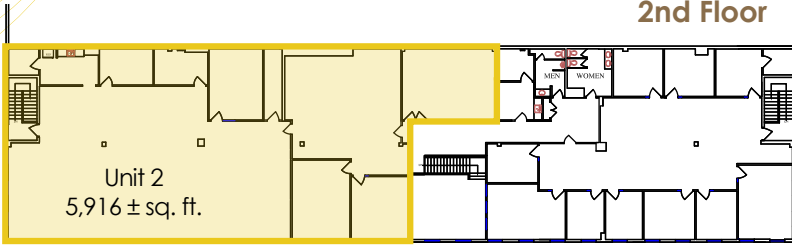
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# Westcan Industrial

1324 36 Avenue NE, Calgary, AB

2nd Floor



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