

# \$12 - 2443 42 Avenue Ne, Calgary

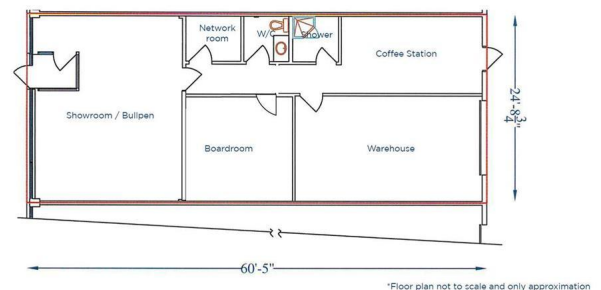
MLS® #A2201581

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North Airways, Calgary, Alberta

includes Bright front showroom / bullpen area, 1 boardroom, storage/ network room, and coffee station. One washroom and a shower room. Small warehouse space at rear with one drive-in door (8 Ft w x 10 Ft). This space includes one reserved parking stall and ample of street parking. Furniture is negotiable. Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE. Sublease Term: January 30, 2029. Sublease Rate is starting at \$12.00 PSF and Operating Costs at \$9.04 PSF; thus Total of \$21.04 PSF.



Built in 1983

## Essential Information

MLS® #	A2201581
Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	2443 42 Avenue Ne
Subdivision	North Airways
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2E 7T6

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	65

### **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.