

FOR LEASE

1238 45 AVENUE NE

MCCALL, CALGARY



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KPLI
COMMERCIAL

Property Details

1238 45 AVENUE NE

Property

Warehouse 6700 SF

Office 250 SF

Mezzanine 1,867 SF

Yard 4,000 SF
(Approx)

Rate

Market

2 Overhead Doors

12 x 12

Zoning

I-G

Year Built

2000

Op Costs

TBV

Availability

Immediately

Power

400 A @ 600V Shared (TBV)



Property Highlights



Efficient Industrial Workspace

6,700 SF of functional shop space with strong power, grade-level loading.



Secure Yard

4,000 SF dedicated yard providing valuable outdoor storage, staging, or fleet parking.

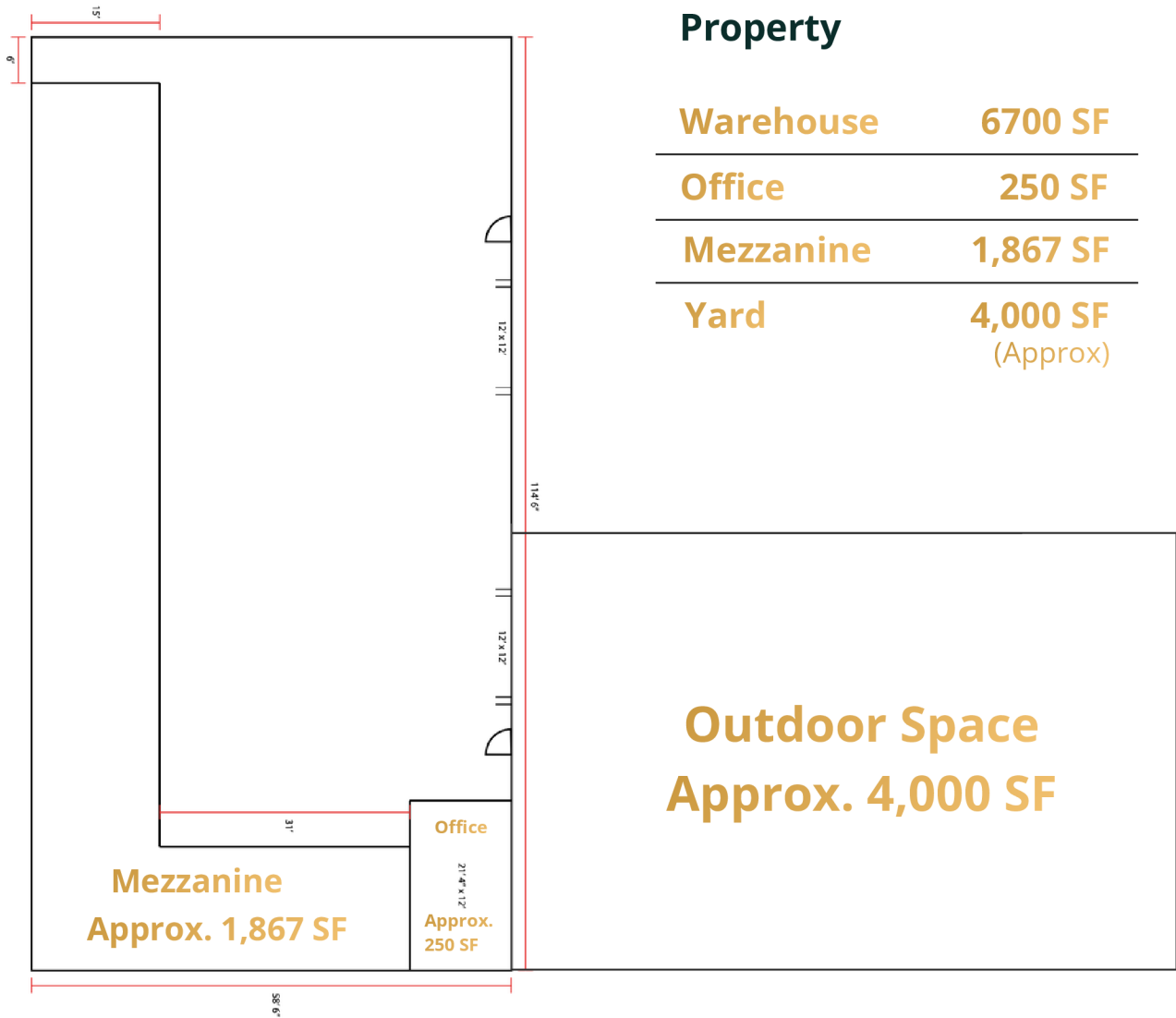


Optional Office

Existing shop office with the option to add 1,000 SF of main floor office space

Floorplan

1238 45 AVENUE NE



Property

Warehouse	6700 SF
Office	250 SF
Mezzanine	1,867 SF
Yard	4,000 SF (Approx)

Outdoor Space
Approx. 4,000 SF



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CONTACT US FOR MORE INFORMATION



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