

# \$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 2,674 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. There is also an opportunity to rent the 609 Sqft mezanine area, this could be rented separately or together. Great value with a lease rate at \$14.00 PSF; Operating Costs at \$6.00 PSF; totally \$14.00 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 | 2                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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