



Warehouse/Office Space

For Lease | Unit 119, 1919 27 Avenue NE, Calgary, AB T2E 7E4

NAIAdvent
ADVENT COMMERCIAL REAL ESTATE CORP.

OPPORTUNITY SUMMARY

- » Bright reception / showroom with one office and washroom on main floor
- » Air-conditioned office space
- » Busy, high-traffic location with numerous restaurants and businesses in the surrounding area
- » Includes 4 designated parking stalls
- » The complex includes snow removal and community garbage bin
- » Conveniently located near Trans-Canada Highway (HWY 1), McKnight Boulevard, Deerfoot Trail NE, and Barlow Trail NE, Calgary International Airport, LRT, and public transit
- » **No Auto Uses Allowed**

LEASE DETAILS

SUBDIVISION	South Airways
ZONING	I-G (Industrial - General)
TOTAL SIZE	±2,142 SF
MAIN FLOOR	±1,612 SF
SECOND FLOOR	±530 SF
POWER	225 Amp (TBV)
LOADING	12'X14' Drive-in door
CEILING HEIGHT	20' clear
OP. COSTS	\$7.72 PSF
LEASE RATE	\$18.00 \$16.00 PSF
TERM	Negotiable
AVAILABLE	November 1, 2026

For more information,
please contact:



Kaile Landry
+1 403 984 9806
klandry@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com

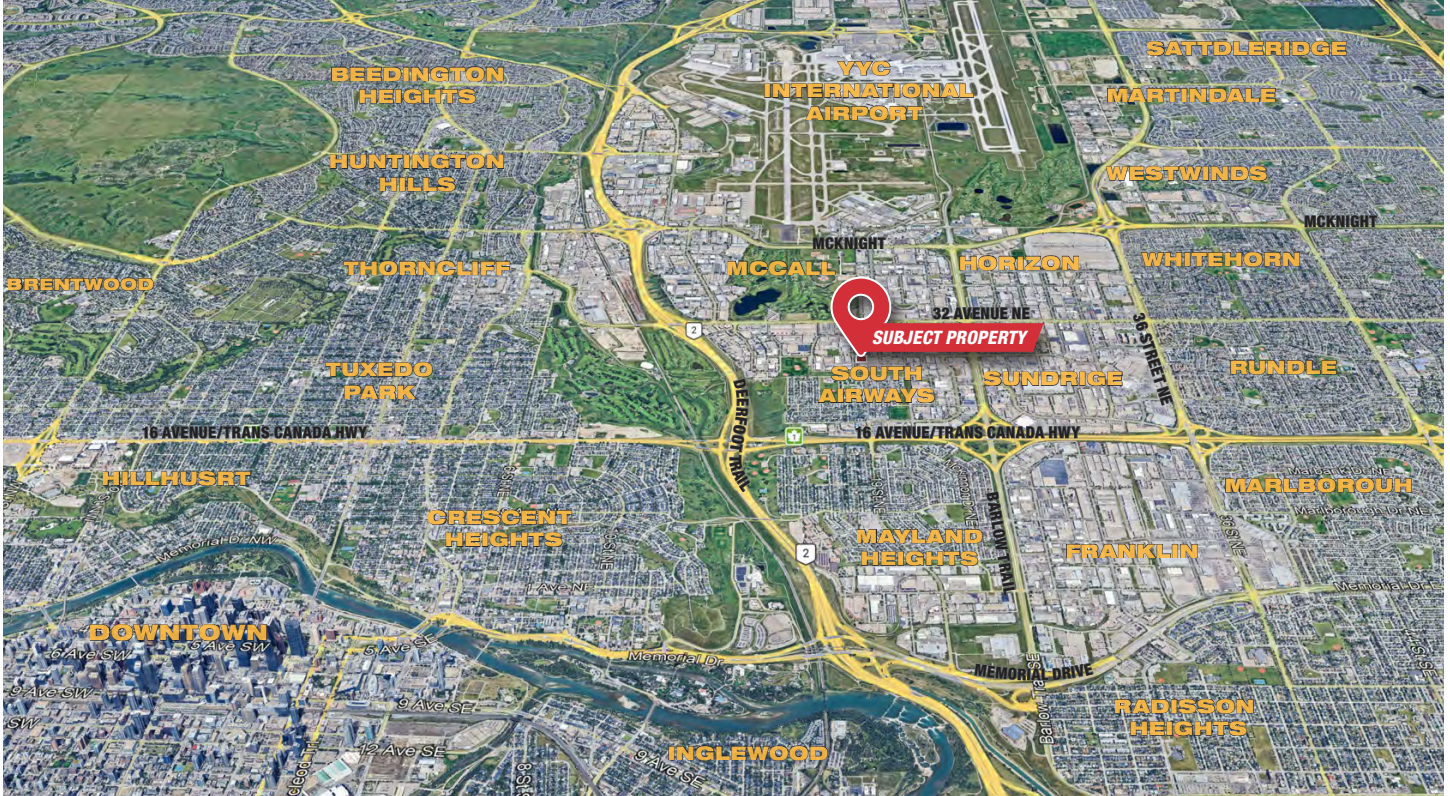


Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Liliya Chukleva
+1 403 830 5262
lichukleva@naiadvent.com

LOCATION



For more information,
please contact:



Kaile Landry
+1 403 984 9806
klandry@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Liliya Chukleva
+1 403 830 5262
lichukleva@naiadvent.com

FLOOR PLAN



For more information,
please contact:



Kaile Landry
+1 403 984 9806
klandry@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com

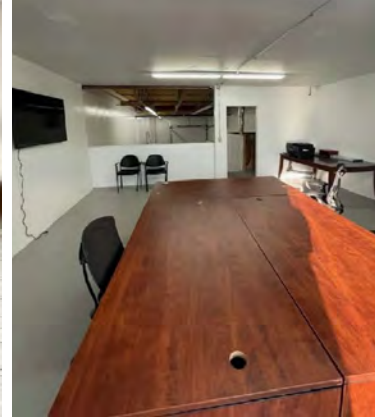
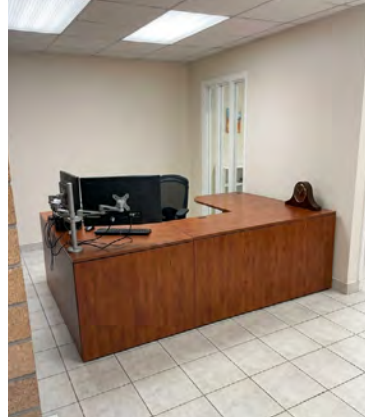


Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Liliya Chukleva
+1 403 830 5262
lichukleva@naiadvent.com

PROPERTY PHOTOS



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT DEEMS RELIABLE, HOWEVER, ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES ADVENT COMMERCIAL REAL ESTATE CORP. OPERATING AS NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. NAI ADVENT. ALL RIGHTS RESERVED. NO REPRODUCTION, DISTRIBUTION, OR TRANSMISSION OF THE COPYRIGHTED MATERIALS AT THIS SITE IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF NAI ADVENT UNLESS OTHERWISE SPECIFIED. A LICENSED ASSOCIATE OF NAI ADVENT IS A PRINCIPAL OF THE OWNER OF THE PROPERTY.

For more information,
please contact:



Kaile Landry
+1 403 984 9806
klandry@naiadvent.com



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



Liliya Chukleva
+1 403 830 5262
lichukleva@naiadvent.com