

2,144 sf

Unit 120B

UP AUTO
DETAILING

Flex

SHOP / WAREHOUSE IN McCALL FOR LEASE

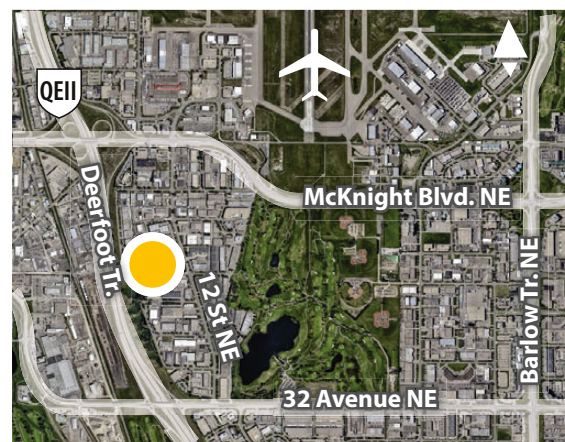
1122 40 Avenue NE
Calgary



12'x14'
drive-in



18.5'
Ceiling
height



Luke Stiles, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • lstyles@barclaystreet.com

Darren Abrahamson, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • dabrahamson@barclaystreet.com

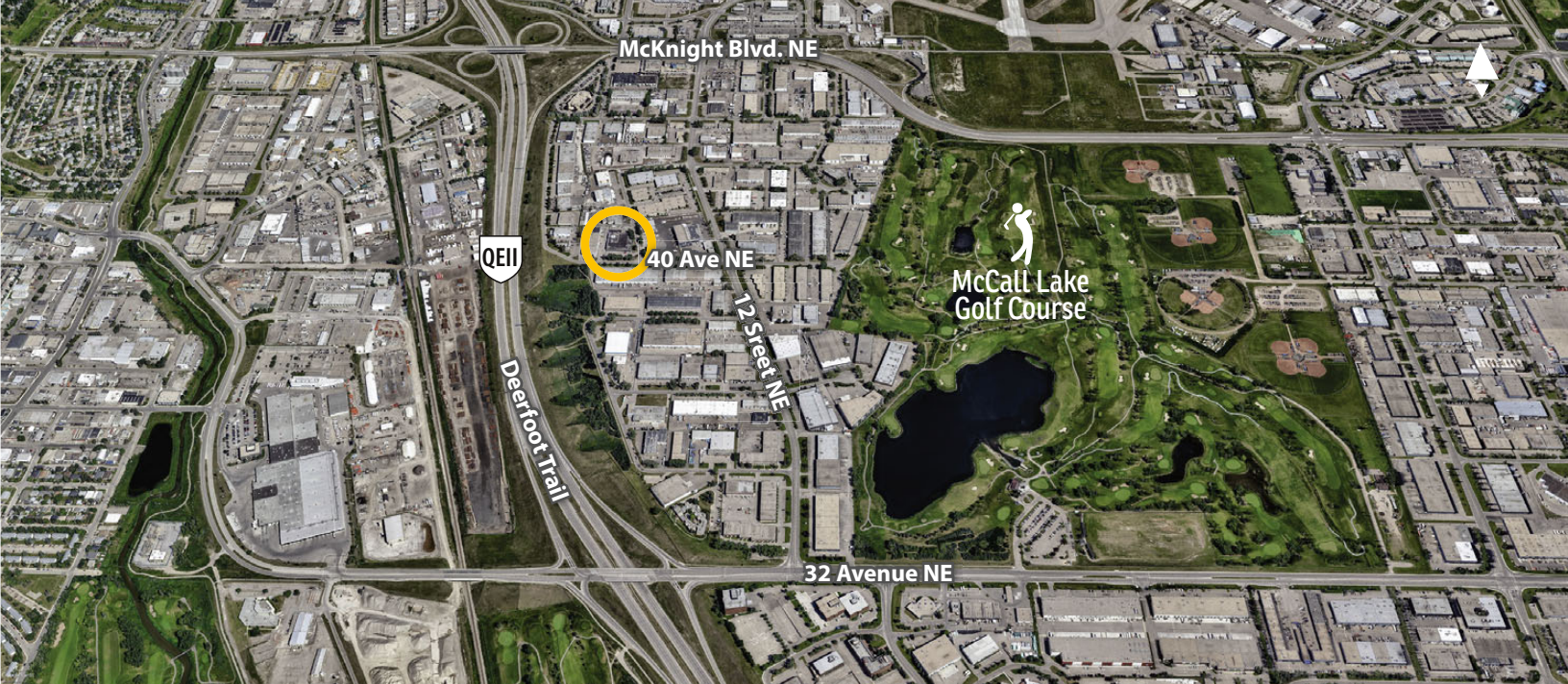
Ryan McBride, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • rmcbride@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Secured rear yard (non-exclusive).
- » Dust collection system available.
- » LED lighting.
- » Double row parking.
- » Excellent access to McKnight Blvd, 32 Avenue NE and Deerfoot Trail.
- » Numerous retail amenities in proximity.

PROPERTY INFORMATION

ADDRESS: 1122 40 Avenue NE, Calgary

DISTRICT: McCall Industrial Park

ZONING: I-G (Industrial General)

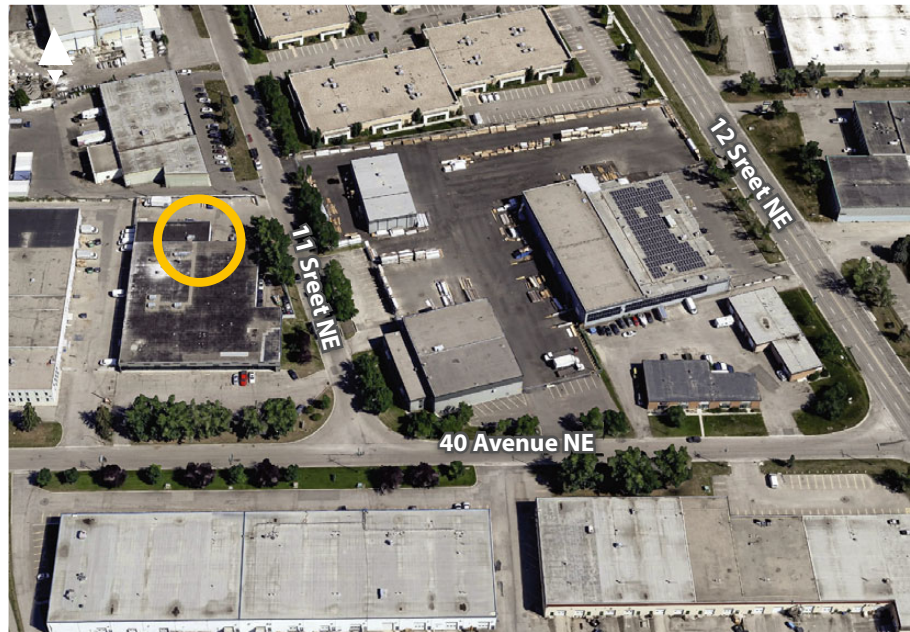
AVAILABLE FOR LEASE:
2,144 sq. ft. – Unit 120B

LOADING:
12' x 14' drive-in

CEILING HEIGHT (CLEAR):
18.5' (TBV)

POWER: TBV

PARKING: Double row parking

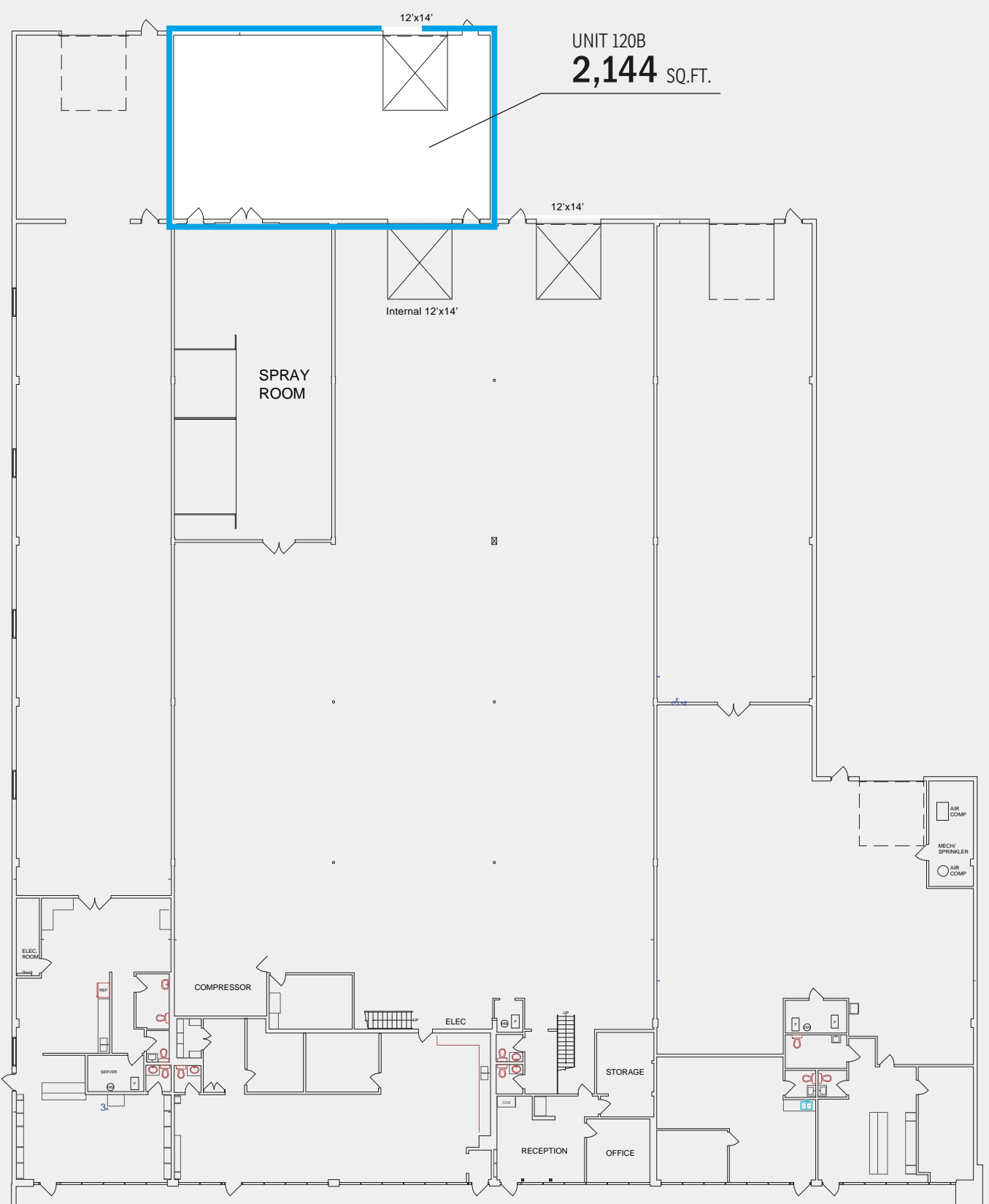


LEASE INFORMATION

AVAILABILITY: September 1st, 2025

OP. COSTS AND TAXES: \$5.45 per sq. ft. (est.)

LEASE RATE: Market



11TH STREET NE

PARKING

40TH AVENUE NE



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS