

\$13 - D, 8240 31 Street Se, Calgary

MLS® #A2250031

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Opportunity to lease an industrial zoned commercial bay (I-G) with easy access just off Macleod Trail SE. Unit is 3,888 SF with front reception area, 3 offices on the main floor, 2 piece bathroom and shower and sink in the rear bay area. Second floor consists of 2 more offices and kitchen/staff room. Rear bay area is open area with no columns or beams with high ceilings which allows for businesses that require "racking". There are 2 rear gas heaters and a sump already in place. Four (4) designated parking stalls in front of the unit for Patron's use. The Plaza has 2 wide access points with a wide back lane for deliveries of inventory. For this unit, available to rent is a 36 foot by 135 foot rear fenced off compound (4,850 SF) directly behind the bay and is asking \$500/month. Landlord requests that the potential tenant leases space on the Pylon Signage that is visible from Glenmore Trail for \$150.00/month. Perfect for the midsize company looking to move up. Landlord incentive is negotiable. Possession is for November 1st. Call your favorite Realtor to view today!



Built in 1974

Essential Information

MLS® #	A2250031
Price	\$13
Bathrooms	0.00

Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	D, 8240 31 Street Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1H9

Additional Information

Date Listed	August 19th, 2025
Days on Market	9

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.