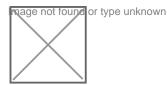




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 1404 44 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 28896

MLS ID: A2175752

\$12



- A RAYMOND LAU
- **2** (403) 830-6728
- Real Estate Professionals Inc.
- **403-547-4102**
- 3, 1404 44 Avenue NE, Calgary, Alberta T2E 6L6

Transaction Type

For Lease

Lease Amount

12.00

Subdivision

McCall

Structure Type

Warehouse

Legal Plan 0613260

Access to Property

Airport Nearby, Front and Rear Drive

access

Reports

None

Title

Fee Simple

Lease Frequency

Annually

Building TypeCondo Complex

Property Type

Commercial

Building Area (Sq. Ft.)

6330.00

Inclusions

Refrigerator (As is Condition), Lockers in

the washroom.

Days On Market

308

Zoning

I-G

Year Built

1973

Property Sub Type

Warehouse

Building Area (Sq. M.)

588.07

Restrictions

Subject To Final Registration

Multifunctional 3 Bays unit total of 6,330 square feet. All bays are on separate title. Operating cost \$7.00/sq ft. 2 loading docks. 6 parking stalls parking at the front and 12 more at the back of the building. 12 ft ceiling heights. HVAC unit in the building. Easy access to major arteries, minutes to airport. Previously operated as as dog daycare and training facility.

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