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7020 FARRELL ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
29893

MLS ID:
A2188503

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 **SPENCER TONKINSON**
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 7020 Farrell Road SE, Calgary , Alberta T2H 0T2

Transaction Type For Lease	Title Fee Simple	Days On Market 101
Lease Amount 17.00	Lease Frequency Annually	Lease Term Negotiable
Zoning I-G	Subdivision Fairview Industrial	Building Type Mixed Use
Year Built 1960	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Legal Plan 3791C	Building Area (Sq. Ft.) 7640.00
Building Area (Sq. M.) 709.77	Inclusions N/A	Restrictions None Known
Reports Title		

Discover an exceptional rental opportunity in SE Calgary with this rare stand-alone building and fenced yard! The 2,640 SF office building features a large reception/showroom, multiple private offices, a boardroom, a kitchenette, and three washrooms (one with a shower). The warehouse boasts 5,000 SF, including a drive-through bay with two oversized doors (14'w x 14'h), plus a storage mezzanine. Outside, there is 8,500 SF of fenced yard space. Conveniently located near Chinook Centre LRT, Chinook Mall, and major routes like Glenmore Trail, Macleod Trail, and Deerfoot Trail, this property offers unparalleled accessibility. With 14' clear height, 200 Amps (3-phase power), and versatile loading options, it's perfect for your business needs.

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