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7, 4709 14 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30586


MLS ID:
A2221127

\$12.25



 **JASON NATALE**

 CDN Global Advisors Ltd.
 403-531-4336

 7, 4709 14 Street NE, Calgary , Alberta T2E6S4

Transaction Type For Lease	Days On Market 68	Lease Amount 12.25
Lease Frequency Annually	Zoning I-G	Subdivision McCall
Year Built 1974	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1159LK	Building Area (Sq. Ft.) 3119.00
Building Area (Sq. M.) 289.76	Lot Size (Sq. Ft.) 79772	Lot Size (Acres) 1.83
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

Available for sublease (September 30, 2029), this 3,119 SF industrial bay offers an excellent combination of functionality and location, with convenient access to key transportation routes such as Deerfoot Trail, McKnight Boulevard, and Stoney Trail—making it an ideal choice for logistics and distribution-focused businesses. The space features a 12' x 12' dock-loading door and a practical layout that includes 2,466 SF of warehouse space and 653 SF of office area, providing a balanced setup for operational efficiency. Located in Calgary's McCall Industrial Park, the property is also near numerous restaurants, cafés, and Calgary International Airport, offering added convenience for staff and clients alike. *Does not accommodate 40' containers.

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