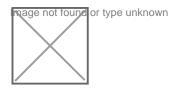


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7404 44 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30912

MLS ID: A2229453

\$19



- A HARTLAND PUNT
- **2** (403) 998-9547
- 4th Street Holdings Ltd.
- **403-216-1600**
- 7404 44 Street SE, Calgary , Alberta T2C3G7

Transaction Type Days On Market Lease Amount

For Lease 43 19.00

Lease FrequencySubdivisionBuilding TypeAnnuallyFoothillsWarehouse

Year BuiltStructure TypeProperty Type2017IndustrialCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 16250.00 1509.66

InclusionsRestrictionsReportsn/aNone KnownBuilding Plans

High-exposure corner location at 72 Ave SE & 44 St SE now available for lease for the first time! Situated on a 1.66-acre fenced and secured site with dual access points, this well-maintained industrial property offers excellent parking and a functional layout ideal for trucking or service operations. The building totals 16,250 SF, including 10,750 SF of shop space with 8 overhead doors (4 drive-through) and 1 dedicated wash bay, plus 1,375 SF for parts storage and 1,375 SF of main floor office. A spacious second floor includes 2,750 SF of additional offices and a lunchroom. Flexible lease terms and immediate availability. An adjacent 14,134 SF building is also available.

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