

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



**Location**  
Calgary, Alberta



**Listing ID:**  
30912


**MLS ID:**  
A2229453

**\$19**



 **HARTLAND PUNT**  
 (403) 998-9547

 4th Street Holdings Ltd.  
 403-216-1600

 7404 44 Street SE, Calgary , Alberta T2C3G7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 43	<b>Lease Amount</b> 19.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Foothills	<b>Building Type</b> Warehouse
<b>Year Built</b> 2017	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 16250.00	<b>Building Area (Sq. M.)</b> 1509.66
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Building 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.