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## 11, 4380 76 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
31759

**MLS ID:**  
A2249802

**\$14**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 11, 4380 76 Avenue SE, Calgary , Alberta T2C2J2

|                                                 |                                        |                                           |
|-------------------------------------------------|----------------------------------------|-------------------------------------------|
| <b>Transaction Type</b><br>For Lease            | <b>Days On Market</b><br>43            | <b>Lease Amount</b><br>14.00              |
| <b>Lease Frequency</b><br>Annually              | <b>Lease Term</b><br>Negotiable        | <b>Subdivision</b><br>Foothills           |
| <b>Building Type</b><br>Manufacturing,Warehouse | <b>Year Built</b><br>1980              | <b>Structure Type</b><br>Industrial       |
| <b>Property Type</b><br>Commercial              | <b>Property Sub Type</b><br>Industrial | <b>Building Area (Sq. Ft.)</b><br>3300.00 |
| <b>Building Area (Sq. M.)</b><br>306.58         | <b>Inclusions</b><br>N/A               | <b>Restrictions</b><br>Call Lister        |
| <b>Reports</b><br>Site Plans                    |                                        |                                           |

3,300 Sq. Ft. warehouse and office + additional yard area at the rear of the property located in the community of Foothills. This unit has a 12' x 14' overhead drive-in door, 200 Amps of power, 18' ceiling height, 75' depth loading area and quick access to Barlow and Glenmore Trail. The space is comprised of approximately 960 sq. ft. of office and 2,340 Sq. Ft. of warehouse. Ideal for contractor shop and office or other light industrial use (zoned IG).

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