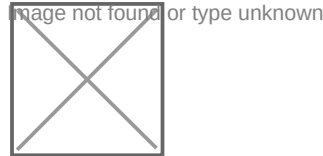


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

12, 4063 74 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32169

MLS ID:
A2257697

\$685,000



 **DYLAN PRITCHARD**
 (403) 831-5060

 **LB Hubbard Realty Group**
 403-700-7311

 12, 4063 74 Avenue SE, Calgary , Alberta T2C2H9

Transaction Type For Sale	Days On Market 1	Zoning I-G
Subdivision Foothills	Building Type Manufacturing,Retail,Warehouse	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8010331	Building Area (Sq. Ft.) 3346.00	Building Area (Sq. M.) 310.85
Footprint (Sq. Ft.) 3346	Construction Type Brick,Metal Siding	Roof Flat Torch Membrane
Foundation Poured Concrete	Electric 100 Amp Service,Three Phase	Cooling Central Air
Heating Forced Air,Natural Gas	Commercial Amenities Mezzanine	Access to Property Front and Rear Drive access
Inclusions NA	Restrictions Condo/Strata Approval	Reports Floor Plans

Opportunity to own or lease an affordable industrial condo bay. Located in the heart of the Foothills industrial just off of Barlow trail, your business will be positioned in Calgary's prime industrial zone. The 3,346 SF bay includes a 2nd level mezzanine enhancing storage capacity or additional flex use space. The gated rear yard and the 14 ft H by 12 ft W overhead door combined with the 21.6 ft ceiling height allows for efficient racking configurations for warehousing. 3 assigned parking stall in front and rear yard storage area. This affordable flex-use industrial condo bay is ready to be fit out to meet your operational needs. 7ft x 8ft roll-up shutter adjoining the neighboring bay #13 (4,779 SF) also for sale or lease (A2258009), offering a \$50,000.00 discount on the cumulative list price if purchased by the same buyer. Base lease rate \$13.00 PSF, estimated additional rent \$6.76 PSF.

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