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13, 4063 74 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32176

MLS ID:
A2258009

\$862,000



 **DYLAN PRITCHARD**
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 13, 4063 74 Avenue SE, Calgary , Alberta T2C2H9

Transaction Type For Sale	Days On Market 21	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.) 4779.00	Building Area (Sq. M.) 443.98
Construction Type Brick,Metal Siding	Roof Flat Torch Membrane	Foundation Poured Concrete
Electric 100 Amp Service,200 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 a fully renovated 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 4,779 SF bay includes a expansive 2nd level mezzanine for office & additional flex use space. The gated rear yard storage and the 14 ft H by 12 ft W overhead door supports material handling and other industrial uses. 3 assigned parking stalls in the front and rear yard storage area. This renovated flex-use industrial condo bay is turnkey ready for your business's office, warehouse and showroom use. 7ft x 8ft roll-up shutter adjoining the neighboring bay #12 (3346 SF) also for sale or lease (A2257697), 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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