



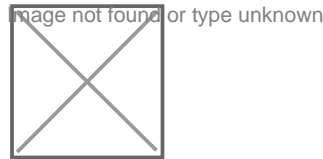
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Regional Contact

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UNITS 11-12, 4041 74 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34913

MLS ID:
A2302769

\$14.50



MANNY VERDUGO

CDN Global Advisors Ltd.
 403-531-4336

Units 11-12, 4041 74 Avenue SE, Calgary , Alberta T2C 4E3

Transaction Type For Lease	Days On Market 1	Lease Amount 14.50
Lease Frequency Annually	Subdivision Foothills	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 5599.00	Building Area (Sq. M.) 520.16	Inclusions n/a
Restrictions Call Lister	Reports Call Lister	

5,599 SF end-cap industrial bay with excellent exposure to Barlow Trail SE, located in the prime Foothills Industrial area. The office component is approximately 2,240 SF and features a large reception/showroom area, two private offices, an open-concept workspace, a lunchroom, and two washrooms, including one with a shower. The 3,359 SF warehouse is functional and wide, with 20 ft clear ceiling height, 100 amps of power (TBV), and two drive-in doors (12 ft W x 14 ft H). An optional 2,500 SF second-floor office will be available starting June 1, 2026, at an additional cost. Conveniently located near Barlow Trail SE, 72 Avenue SE, and Glenmore Trail SE, with close proximity to Deerfoot Trail SE and Stoney Trail SE. The lease rate is \$14.50 PSF with scheduled step-ups, plus operating costs of \$5.85 PSF (estimated for 2025), for a total gross rate of \$20.35 PSF. This equates to approximately \$9,500 per month, plus utilities and GST. Available May 1, 2026.

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