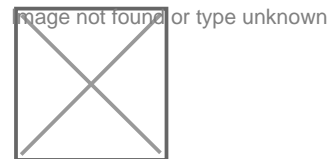


Regional Contact

 Aaron Latimer  403-230-1401  economicdevelopment@rockyview.ca  [Visit Website](#)

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.

H, 7139 40 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:

35025



MLS ID:



A2305229

\$759,000

7139 40 St SE - 04.22.2026
Main Floor Area - 2,094.53 SQ FT / 207.61 SQ M
Upper Floor Area - 1,036.74 SQ FT / 100.73 SQ M
Total Floor Area - 3,131.27 SQ FT / 308.34 SQ M



 **PETER RALLIOS**
 (403) 630-8959

 CIR Realty
 403-294-1500

 H, 7139 40 Street SE, Calgary , Alberta T2C2H7

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning I-G	Subdivision Foothills	Building Type Condo Complex
Year Built 1979	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7911328	Building Area (Sq. Ft.) 40580.28
Building Area (Sq. M.) 3770.00	Footprint (Sq. Ft.) 3091	Roof Membrane
Heating Forced Air,Natural Gas	Access to Property Front and Rear Drive access,Direct Access,On Major Traffic Route,Public Transportation Nearby	Inclusions N/A
Restrictions None Known	Reports Floor Plans,Other Documents	

This versatile industrial property is located in the heart of Foothills Industrial Park in Southeast Calgary, offering immediate access to major transportation arteries including Barlow Trail SE, Glenmore Trail, and Deerfoot Trail. This industrial space is ideal for a business on the move and growing! It can also make a great investment for an industrial investor. **PROPERTY HIGHLIGHTS INCLUDE** - Over 4100 SQ FT of usable space with a ware house featuring 22 FOOT CEILINGS and a 14' by 12' GARAGE DOOR. The area of the warehouse is approximately 2100 SQ FT. The main floor (INCLUDING WAREHOUSE) measures at 3091 SQ FT with a 1105 SQ FT mezzanine. Three main floor offices, a large reception / sales area, and two bathrooms complete the floor. Upstairs find abundant storage, a potential boardroom and two more offices. The condo corporation is installing a new roof. Dedicated parking stalls, scramble parking and lots of yard in the back. Book a tour today.

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](#).

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