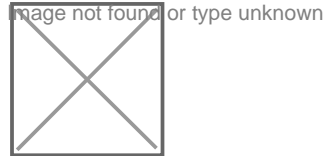


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3-5, 1404 44 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Calgary, Alberta



**Listing ID:**  
20562


**MLS ID:**  
A2041633

**\$12**



 **RAYMOND LAU**  
 (403) 547-4102

 **REAL ESTATE PROFESSIONALS INC.**  
 403-547-4102

 3-5, 1404 44 Avenue NE, Calgary , Alberta T2E 6L6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 496	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G	<b>Subdivision</b> McCall
<b>Year Built</b> 1973	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0613260	<b>Building Area (Sq. Ft.)</b> 6330.00
<b>Building Area (Sq. M.)</b> 588.07	<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval
<b>Reports</b> None		

Multi functional 3 Bay units total of 6,330 square foot. All bays are on separate title. Operating cost \$6.50/sq ft. 2 loading docks, total of 6 parking spots in the front and back. 12 ft ceiling heights. HVAC unit in the building. Easy access to major arteries, minutes to airport. Previously operated as a dog daycare and training facility.

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