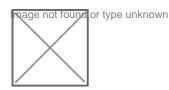


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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** 



A RAYMOND LAU

**2** (403) 547-4102

REAL ESTATE PROFESSIONALS INC.

**403-547-4102** 

rPn

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

**Transaction Type** 

For Lease

Lease Frequency

Annually

Year Built

1973

**Property Sub Type** 

Industrial

**Building Area (Sq. M.)** 588.07

**Reports** None **Days On Market** 

496

**Zoning** I-G

Structure Type Warehouse

Legal Plan

Inclusions

0613260

N/A

**Lease Amount** 

12.00

Subdivision

McCall

**Property Type** 

Commercial

Building Area (Sq. Ft.)

6330.00

**Restrictions**Board Approval

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.

**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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