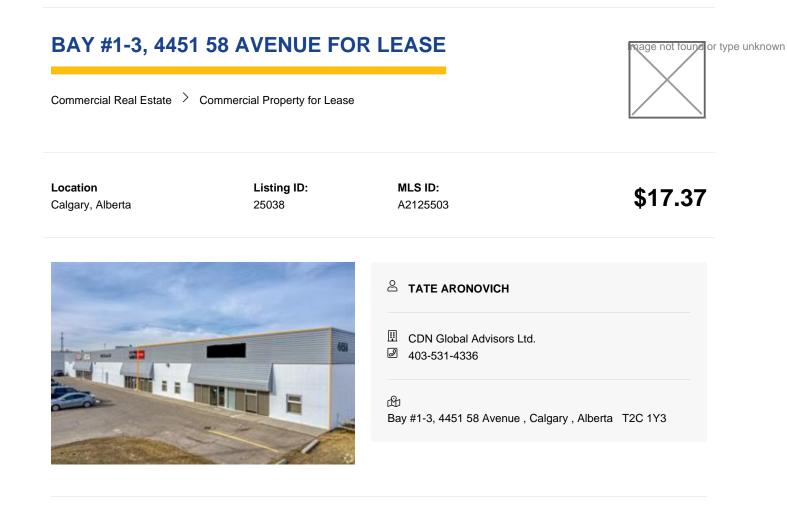


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1976

Property Sub Type Industrial

Inclusions N/A Days On Market 129

Subdivision Foothills

Structure Type Industrial

Building Area (Sq. Ft.) 7200.00

Restrictions None Known Lease Amount 17.37

Building Type Manufacturing,Warehouse

Property Type Commercial

Building Area (Sq. M.) 668.90

Reports None

Explore the leasing opportunity at Bay #1-3, 4451 – 58 Avenue S.E., Calgary, AB, offering a total of 7,200 SF of space, divided into 2,234 SF of office space, 4,966 SF of warehouse space, and a bonus 620 SF mezzanine. This property is strategically located in the Foothills Industrial district of SE Calgary, ensuring excellent connectivity with quick access to Barlow Trail, Glenmore Trail, Deerfoot Trail, and Stoney Trail. The recently renovated office space includes five private offices and a large boardroom. Key features include two 12' x 14' drive-in doors, a main floor kitchen area, and a separate shop lunchroom and changing room on the mezzanine level. Additional property highlights include an 18' clear height, 200 amps power (120/208 volt), dual sumps and a wide-bay configuration . Availability beginning August 15, 2024. For more information or to schedule a viewing, please do not hesitate to contact us. \*\*\*No Automotive Uses will be considered\*\*\*

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