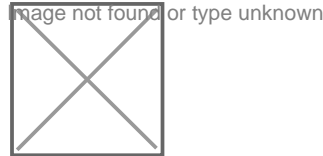


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## BAY #1-3, 4451 58 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
25038


**MLS ID:**  
A2125503

**\$17.37**



 **TATE ARONOVICH**

 CDN Global Advisors Ltd.  
 403-531-4336

 Bay #1-3, 4451 58 Avenue , Calgary , Alberta T2C 1Y3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 129	<b>Lease Amount</b> 17.37
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Foothills	<b>Building Type</b> Manufacturing, Warehouse
<b>Year Built</b> 1976	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 7200.00	<b>Building Area (Sq. M.)</b> 668.90
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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