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## 7719 40 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
25667


**MLS ID:**  
A2139049

**\$8,500**



 **MICHAEL ANISIMOVICZ**  
 (403) 269-1103

 Paramount Real Estate Corporation  
 403-269-1103

 7719 40 Street SE, Calgary , Alberta T2C 3G9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 79	<b>Lease Amount</b> 8500.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-G	<b>Subdivision</b> Foothills
<b>Building Type</b> Commercial Mix,Warehouse	<b>Year Built</b> 1979	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7810866
<b>Building Area (Sq. Ft.)</b> 9262.00	<b>Building Area (Sq. M.)</b> 860.46	<b>Lot Size (Sq. Ft.)</b> 30492
<b>Lot Size (Acres)</b> 0.70	<b>Commercial Amenities</b> Boardroom,Compacted Yard,Lunchroom,Outside Storage,Yard Lights	<b>Access to Property</b> See Remarks
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Site Plans,Standard form of Lease

A excellent opportunity located in the heart of Calgary's Foothills Industrial Park. The space available on a portion of 7719 - 40th Street SE consists of 0.70 acres of land between 2 buildings. The yard is fully fenced with a compacted gravel base, with a paved parking area including 8 dedicated stalls. Included is a 3,376 sf of fully furnished office space, a 480 sf portable office space with direct access to the yard and adjacent to the warehouse, and 2,510 sf of warehouse space complete with a shop office and a 14'H x 12'W overhead grade loading door. Additional office space can also be made available. The property is zone I-G (Industrial General). Excellent access to many of Calgary's major business thorough fares including Barlow Trail, Deerfoot Trail, Glenmore Trail and Stoney Trail. More information can be found in the Brochure available to download on this listing page.

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