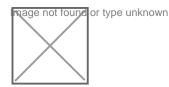


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## 7719 40 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 25667

MLS ID: A2139049

\$8,500



A MICHAEL ANISIMOVICZ

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Paramount Real Estate Corporation

**403-269-1103** 

7719 40 Street SE, Calgary , Alberta T2C 3G9

Transaction Type Days On Market Lease Amount

For Lease 79 8500.00

Lease FrequencyZoningSubdivisionMonthlyI-GFoothills

Building Type Year Built Structure Type

Commercial Mix, Warehouse 1979 Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial7810866

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

9262.00 860.46 30492

Commercial Amenities

Lot Size (Acres) Boardroom, Compacted Access to Property

0.70 Yard,Lunchroom,Outside Storage,Yard See Remarks

Lights

Inclusions Restrictions Reports

None None Known 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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