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3, 1404 44 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
28896


MLS ID:
A2175752

\$12



 **RAYMOND LAU**
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 Real Estate Professionals Inc.
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 3, 1404 44 Avenue NE, Calgary , Alberta T2E 6L6

Transaction Type For Lease	Title Fee Simple	Days On Market 93
Lease Amount 12.00	Lease Frequency Annually	Zoning I-G
Subdivision McCall	Building Type Condo Complex	Year Built 1973
Structure Type Warehouse	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 0613260	Building Area (Sq. Ft.) 6330.00	Building Area (Sq. M.) 588.07
Access to Property Airport Nearby,Front and Rear Drive access	Inclusions Refrigerator (As is Condition), Lockers in the washroom.	Restrictions Subject To Final Registration
Reports None		

Multifunctional 3 Bays unit total of 6,330 square feet. All bays are on separate title. Operating cost \$6.50/sq ft. 2 loading docks. 6 parking stalls parking at the front and 12 more at the back of the building. 12 ft ceiling heights. HVAC unit in the building. Easy access to major arteries, minutes to airport. Previously operated as as dog daycare and training facility.

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