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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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 3, 1404 44 Avenue NE, Calgary , Alberta T2E 6L6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 266
<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G
<b>Subdivision</b> McCall	<b>Building Type</b> Condo Complex	<b>Year Built</b> 1973
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 0613260	<b>Building Area (Sq. Ft.)</b> 6330.00	<b>Building Area (Sq. M.)</b> 588.07
<b>Access to Property</b> Airport Nearby,Front and Rear Drive access	<b>Inclusions</b> Refrigerator (As is Condition), Lockers in the washroom.	<b>Restrictions</b> Subject To Final Registration
<b>Reports</b> None		

Multifunctional 3 Bays unit total of 6,330 square feet. All bays are on separate title. Operating cost \$7.00/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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