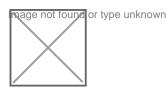


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5, 1304 44TH AVENUE NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29069

MLS ID: A2190089

\$16



**△** KIMBERLY KIMBALL

**(403)** 701-0459

□ RE/MAX Complete Realty

**403-930-8555** 

rM:

**Transaction Type** 

For Lease

**Days On Market** 

16.00

Lease Frequency

Annually

Subdivision

McCall

**Building Type** 

**Lease Amount** 

Warehouse

Year Built

1980

**Structure Type** 

Industrial

1390.00

Property Type Commercial

**Property Sub Type** 

Industrial

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

129.13

Footprint (Sq. Ft.)

1390

Parking

**Commercial Amenities** 

Mezzanine

**Access to Property** 

Accessible to Major Traffic Route, Airport Nearby, Direct Access, Major Shopping

Nearby, Public Transportation

Nearby, See Remarks, Visual Exposure

Inclusions

N/A

Restrictions

See Remarks

Reports

None

Rare small bay for lease. Approximately 50% office, 50% warehouse, plus a small mezzanine storage area. Building front to 12th Street. Great for small business operations that does not require much parking. Two parking stalls assigned at the front of the building plus ability to park two vehicles directly behind the warehouse. Easy access to McKnight, 32nd Avenue and Deerfoot Trail. Bus route on 12th Street.

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