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## 4412 BLACKFOOT TRAIL SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


**Location**  
Calgary, Alberta



**Listing ID:**  
29094


**MLS ID:**  
A2190329

**\$21**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 4412 Blackfoot Trail SE, Calgary , Alberta T2G4E9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 21.00
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable	<b>Subdivision</b> Highfield
<b>Building Type</b> Retail,Warehouse	<b>Year Built</b> 1961	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 6000.00
<b>Building Area (Sq. M.)</b> 557.41	<b>Access to Property</b> On Major Traffic Route	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Site Plans	

Location, location, location! Oportunities like this don't come up often. This is 6,000 Sq. Ft. of prime Warehouse and Showroom with fenced Yard on a 1 Acre site with direct exposure to Blackfoot Trail (36,000-45,000 vehicles per day). Quick access to Downtown, Glenmore, Macleod and Deerfoot Trail. Current approved us is Vehicle Sales – Major. Other acceptable uses are as follows: General Industrial – Light. Instructional Facility, Retail and Consumer Service, Vehicle Rental – Minor, Vehicle Rental – Major (subject to DP approval) , and others subject to IC zoning and City and Landlord approval.

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