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7020 FARRELL ROAD SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
29893


MLS ID:
A2188503

\$16,000



 **SPENCER TONKINSON**
 (403) 228-5557

 RE/MAX iRealty Innovations
 403-228-5557

 7020 Farrell Road SE, Calgary , Alberta T2H 0T2

Transaction Type For Lease	Title Fee Simple	Days On Market 20
Lease Amount 16000.00	Lease Frequency Monthly	Zoning I-G
Subdivision Fairview Industrial	Building Type Mixed Use	Year Built 1960
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Legal Plan 379IC	Building Area (Sq. Ft.) 7640.00	Building Area (Sq. M.) 709.77
Inclusions N/A	Restrictions None Known	Reports Title

Discover an exceptional rental opportunity in SE Calgary with this rare stand-alone building and fenced yard! The 2,640 SF office building features a large reception/showroom, multiple private offices, a boardroom, a kitchenette, and three washrooms (one with a shower). The warehouse boasts 5,000 SF, including a drive-through bay with two oversized doors (14'w x 14'h), plus a storage mezzanine. Outside, there is 8,500 SF of fenced yard space. Conveniently located near Chinook Centre LRT, Chinook Mall, and major routes like Glenmore Trail, Macleod Trail, and Deerfoot Trail, this property offers unparalleled accessibility. With 14' clear height, 200 Amps (3-phase power), and versatile loading options, it's perfect for your business needs.

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