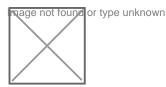


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 108, 4215 72 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30817

MLS ID: A2226975

\$13.50



△ MANNY VERDUGO

U CDN Global Advisors Ltd.

403-531-4336

B

Unit 108, 4215 72 Avenue SE, Calgary , Alberta T2C2G5

Transaction Type

For Lease

Days On Market

3

Lease Amount

13.50

Lease Frequency

Annually

Subdivision

Foothills

Year Built 1979

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Building Area (Sq. Ft.)

4957.00

Building Area (Sq. M.)

460.52

Inclusions

N/A

Restrictions
Call Lister

Reports
Call Lister

A 4,957 SF industrial bay is available in Foothills Industrial Park, conveniently located near Barlow Trail and 72 Avenue SE, with direct exposure to 72 Avenue SE. The property features 1,540 SF of office space spread across two floors and 3,417 SF of warehouse space. The main-floor office includes two private offices and a washroom, while the second floor provides three additional private offices. The warehouse space offers a 20' clear height, 100 amps of power (to be confirmed), a common loading area, one drive-in door (12 ft W x 14 ft H), and one dock door (12 ft W x 14 ft H). Additionally, the building is fully sprinklered. The lease rate is \$13.50 PSF, with operating costs estimated at \$5.28 PSF (to be verified), resulting in a total of \$18.78 PSF. The property will be available 90 days after a fully executed offer.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.