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UNIT 108, 4215 72 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30817


MLS ID:
A2226975

\$13.50



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 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.

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