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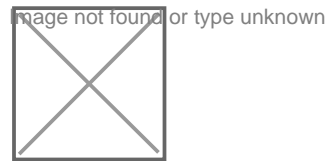
#### Regional Contact

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## 7404 44 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



#### Location

Calgary, Alberta

#### Listing ID:

30912

#### MLS ID:

A2229453

**\$19**



**HARTLAND PUNT**  
 (403) 998-9547

4th Street Holdings Ltd.  
 403-216-1600

7404 44 Street SE, Calgary , Alberta T2C3G7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 24	<b>Lease Amount</b> 19.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Foothills	<b>Building Type</b> Warehouse
<b>Year Built</b> 2017	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 16250.00	<b>Building Area (Sq. M.)</b> 1509.66
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Building Plans

High-exposure corner location at 72 Ave SE & 44 St SE now available for lease for the first time! Situated on a 1.66-acre fenced and secured site with dual access points, this well-maintained industrial property offers excellent parking and a functional layout ideal for trucking or service operations. The building totals 16,250 SF, including 10,750 SF of shop space with 8 overhead doors (4 drive-through) and 1 dedicated wash bay, plus 1,375 SF for parts storage and 1,375 SF of main floor office. A spacious second floor includes 2,750 SF of additional offices and a lunchroom. Flexible lease terms and immediate availability. An adjacent 14,134 SF building is also available.

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