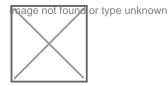


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **12, 4063 74 AVENUE SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32169

MLS ID: A2257697

\$685,000



**DYLAN PRITCHARD** 

**2** (403) 831-5060

■ LB Hubbard Realty Group

**403-700-7311** 

12, 4063 74 Avenue SE, Calgary , Alberta T2C2H9

**Transaction Type** 

For Sale

Foothills

**Days On Market** 

Zoning I-G

**Building Type** 

Commercial

Manufacturing, Retail, Warehouse

Year Built 1979

**Structure Type** 

Subdivision

Industrial

**Property Type Property Sub Type** 

Industrial

Legal Plan

8010331

Building Area (Sq. Ft.)

Building Area (Sq. M.)

3346.00

310.85

Footprint (Sq. Ft.)

3346

**Construction Type** Brick, Metal Siding

Roof

Flat Torch Membrane

**Foundation** 

**Poured Concrete** 

Electric

100 Amp Service, Three Phase

Cooling

Central Air

Heating

Forced Air, Natural Gas

**Commercial Amenities** 

Mezzanine

**Access to Property** 

Front and Rear Drive access

Inclusions

NA

Restrictions Condo/Strata Approval Reports

Floor Plans

Opportunity to own or lease an affordable industrial condo bay. Located in the heart of the Foothills industrial just off of Barlow trail, your business will be positioned in Calgary's prime industrial zone. The 3,346 SF bay includes a 2nd level mezzanine enhancing storage capacity or additional flex use space. The gated rear yard and the 14 ft H by 12 ft W overhead door combined with the 21.6 ft ceiling height allows for efficient racking configurations for warehousing. 3 assigned parking stall in front and rear yard storage area. This affordable flex-use industrial condo bay is ready to be fit out to meet your operational needs. 7ft x 8ft roll-up shutter adjoining the neighboring bay #13 (4,779 SF) also for sale or lease (A2258009), offering a \$50,000.00 discount on the cumulative list price if purchased by the same buyer. Base lease rate \$13.00 PSF, estimated additional rent \$6.76 PSF.

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