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## 13, 4063 74 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32176


**MLS ID:**  
A2258009

**\$862,000**



 **DYLAN PRITCHARD**  
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 403-700-7311

 13, 4063 74 Avenue SE, Calgary , Alberta T2C2H9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> I-G
<b>Subdivision</b> Foothills	<b>Building Type</b> Manufacturing,Retail,Warehouse	<b>Year Built</b> 1979
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8010331	<b>Building Area (Sq. Ft.)</b> 4779.00	<b>Building Area (Sq. M.)</b> 443.98
<b>Construction Type</b> Brick,Metal Siding	<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete
<b>Electric</b> 100 Amp Service,200 Amp Service,Three Phase	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Commercial Amenities</b> Mezzanine	<b>Access to Property</b> Front and Rear Drive access	<b>Inclusions</b> na
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Floor Plans	

Opportunity to own or lease a fully renovated 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 4,779 SF bay includes a expansive 2nd level mezzanine for office & additional flex use space. The gated rear yard storage and the 14 ft H by 12 ft W overhead door supports material handling and other industrial uses. 3 assigned parking stalls in the front and rear yard storage area. This renovated flex-use industrial condo bay is turnkey ready for your business's office, warehouse and showroom use. 7ft x 8ft roll-up shutter adjoining the neighboring bay #12 (3346 SF) also for sale or lease (A2257697), 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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