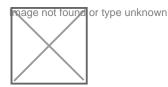


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** (403) 831-5060

■ LB Hubbard Realty Group

**403-700-7311** 

13, 4063 74 Avenue SE, Calgary , Alberta T2C2H9

**Transaction Type** 

For Sale

**Days On Market** 

1

Zoning

I-G

Subdivision

Foothills

**Building Type** 

Manufacturing, Retail, Warehouse

Year Built 1979

**Structure Type** 

Industrial

Property Type Commercial **Property Sub Type** 

Industrial

Legal Plan

8010331

**Building Area (Sq. Ft.)** 

4779.00

Building Area (Sq. M.)

443.98

**Construction Type** 

Brick, Metal Siding

Roof

Flat Torch Membrane

**Foundation**Poured Concrete

**Electric** 

100 Amp Service,200 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 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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