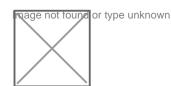**Regional Contact**

👤 William Asiimwe 📞 403-653-3366 ✉ william@cardston.ca ⬈ Visit Website

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.

3, 1404 44 AVENUE NE FOR LEASE

Commercial Real Estate › Commercial Property for Lease

Location	Listing ID:	MLS ID:	
Calgary, Alberta	32956	A2271854	**$6,330**

👤 **RAYMOND LAU**
📞 (403) 830-6728

🏢 Real Estate Professionals Inc.
📞 403-547-4102

🗺 3, 1404 44 Avenue NE, Calgary , Alberta   T2E 6L6

Transaction Type	**Title**	**Days On Market**
For Lease	Fee Simple	17
Lease Amount	**Lease Frequency**	**Zoning**
12.00	Annually	I-G
Subdivision	**Year Built**	**Structure Type**
McCall	1973	Industrial
Property Type	**Property Sub Type**	**Legal Plan**
Commercial	Warehouse	0613260
Building Area (Sq. Ft.)	**Building Area (Sq. M.)**	**Inclusions**
6330.00	588.07	Refrigerator (As is), Lockers in the washrooms
Restrictions	**Reports**	
Subject To Final Registration	None	

Multifunctional 3 bays units total of 6,330 square feet, 2 loading docks, 6 parking stalls at the front and 12 more at the back of the building. 12 feet ceiling heights. HVAC unit in the building. Easy access to major arteries, minutes to airport. Previously operated as a dog daycare and training facility.