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## 7026 30 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
34603


**MLS ID:**  
A2296690

**\$8,100**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 7026 30 Street SE, Calgary , Alberta t2c1j9

**Transaction Type**  
For Lease

**Days On Market**  
71

**Lease Amount**  
8100.00

**Lease Frequency**  
Monthly

**Subdivision**  
Foothills

**Year Built**  
1976

**Structure Type**  
Industrial

**Property Type**  
Commercial

**Property Sub Type**  
Industrial

**Building Area (Sq. Ft.)**  
5073.00

**Building Area (Sq. M.)**  
471.29

**Inclusions**  
n/a

**Restrictions**  
Call Lister

**Reports**  
Call Lister

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For Sub-Sublease / Short-Term Lease: Approximately 5,073 sq. ft. industrial bay with optional yard space (additional costs) and direct exposure to Barlow Trail SE. The property is located in Foothills Industrial Park near Barlow Trail SE and 72 Avenue SE. This unit has a total area of approximately 5,703 sq. ft., including about 1,110 sq. ft. of office space and 3,973 sq. ft. of warehouse space. The office area consists of a front reception area, two private offices, one warehouse office, and two washrooms. The warehouse area features 18 ft clear height, two dock doors (8 ft W x 10 ft H), and optional yard space at the rear (additional cost). Access to a large truck marshalling area that accommodates 53 ft trailers. The monthly gross rent is estimated \$8,100 plus utilities. Optional yard space is at an additional cost. The Sub-Sublease term expires on September 29, 2027. Minimal 3 months term.

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