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## H, 7139 40 STREET SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

**Listing ID:**

35025

**MLS ID:**

A2305229

**\$759,000**

H, 7139 40 ST SE - 04.03.2026  
Main Floor Area: 3,000.53 SQ FT/ 2878 M<sup>2</sup>  
Upper Floor Area: 1,000.74 SQ FT/ 930 M<sup>2</sup>  
Total Floor Area: 4,001.27 SQ FT/ 3708 M<sup>2</sup>



**PETER RALLIOS**  
 (403) 630-8959

CIR Realty  
 403-294-1500

H, 7139 40 Street SE, Calgary , Alberta T2C2H7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 3
<b>Zoning</b> I-G	<b>Subdivision</b> Foothills	<b>Building Type</b> Condo Complex
<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> 7911328	<b>Building Area (Sq. Ft.)</b> 40580.28
<b>Building Area (Sq. M.)</b> 3770.00	<b>Footprint (Sq. Ft.)</b> 3091	<b>Roof</b> Membrane
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Front and Rear Drive access,Direct Access,On Major Traffic Route,Public Transportation Nearby	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Other Documents	

This versatile industrial property is located in the heart of Foothills Industrial Park in Southeast Calgary, offering immediate access to major transportation arteries including Barlow Trail SE, Glenmore Trail, and Deerfoot Trail. This industrial space is ideal for a business on the move and growing! It can also make a great investment for an industrial investor. **PROPERTY HIGHLIGHTS INCLUDE** - Over 4100 SQ FT of usable space with a ware house featuring 22 FOOT CEILINGS and a 14' by 12' GARAGE DOOR. The area of the warehouse is approximately 2100 SQ FT. The main floor (INCLUDING WAREHOUSE) measures at 3091 SQ FT with a 1105 SQ FT mezzanine. Three main floor offices, a large reception / sales area, and two bathrooms complete the floor. Upstairs find abundant storage, a potential boardroom and two more offices. The condo corporation is installing a new roof. Dedicated parking stalls, scramble parking and lots of yard in the back. Book a tour today.

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