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UNIT 7, 4041 74 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
35543


MLS ID:
A2317607

\$13.50



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Unit 7, 4041 74 Avenue SE, Calgary , Alberta T2C 4E3

Transaction Type For Lease	Days On Market 2	Lease Amount 13.50
Lease Frequency Annually	Subdivision Foothills	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Office (Sq. Ft.) 500.0000	Building Area (Sq. Ft.) 2700.00	Building Area (Sq. M.) 250.84
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

This 2,700 SF industrial bay offers excellent exposure to Barlow Trail SE and is located in the prime Foothills Industrial area. The space includes approximately 500 SF of office area featuring a small front office and washroom facilities, with the remainder configured as warehouse space. The bay features a 20-foot clear ceiling height, 100 amps of power (TBV), one drive-in door measuring 12 feet wide by 14 feet high, and three reserved parking stalls. Conveniently situated near Barlow Trail SE, 72 Avenue SE, and Glenmore Trail SE, the property also provides quick access to Deerfoot Trail SE and Stoney Trail SE. The lease rate is \$13.50 PSF, subject to scheduled escalations, plus estimated operating costs of \$5.85 PSF for 2025, resulting in a total gross rate of \$19.35 PSF. This equates to approximately \$4,200 per month, plus utilities and GST. Available September 1, 2026.

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