



**12, 4063 74 Avenue SE
Calgary, Alberta**

MLS # A2257697

\$685,000

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,346 sq.ft.

Zoning: I-G



Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane

Utilities: -

Exterior: Brick, Metal Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Opportunity to own or lease an affordable 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 3,346 SF bay includes a 2nd level mezzanine enhancing storage capacity or additional flex use space. The gated rear yard and the 14 ft H by 12 ft W overhead door combined with the 21.6 ft ceiling height allows for efficient racking configurations for warehousing. 3 assigned parking stall in front and rear yard storage area. This affordable flex-use industrial condo bay is ready to be fit out to meet your operational needs. 7ft x 8ft roll-up shutter adjoining the neighboring bay #13 (4,779 SF) also for sale or lease (A2258009), 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.