



GRASSROOTS
REALTY GROUP

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**7020 Farrell Road SE
Calgary, Alberta**

MLS # A2188503



\$15,000

Division: Fairview Industrial

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,640 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover an exceptional rental opportunity in SE Calgary with this rare stand-alone building and fenced yard! The 2,640 SF office building features a large reception/showroom, multiple private offices, a boardroom, a kitchenette, and three washrooms (one with a shower). The warehouse boasts 5,000 SF, including a drive-through bay with two oversized doors (14'w x 14'h), plus a storage mezzanine. Outside, there is 8,500 SF of fenced yard space. Conveniently located near Chinook Centre LRT, Chinook Mall, and major routes like Glenmore Trail, Macleod Trail, and Deerfoot Trail, this property offers unparalleled accessibility. With 14' clear height, 200 Amps (3-phase power), and versatile loading options, it's perfect for your business needs.