



12, 4063 74 Avenue SE, Calgary, Alberta - \$685,000



Main Photo

Property Description

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.

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