\$862,000 - 13, 4063 74 Avenue Se, Calgary

MLS® #A2258009

\$862,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Opportunity to own or lease a fully renovated 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 4,779 SF bay includes a expansive 2nd level mezzanine for office & additional flex use space. The gated rear yard storage and the 14 ft H by 12 ft W overhead door supports material handling and other industrial uses. 3 assigned parking stalls in the front and rear yard storage area. This renovated flex-use industrial condo bay is turnkey ready for your business's office, warehouse and showroom use. 7ft x 8ft roll-up shutter adjoining the neighboring bay #12 (3346 SF) also for sale or lease (A2257697), 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.





Built in 1979

Essential Information

MLS® # A2258009 Price \$862,000

Bathrooms 0.00 Acres 0.00 Year Built 1979

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 13, 4063 74 Avenue Se

Subdivision Foothills
City Calgary
County Calgary
Province Alberta
Postal Code T2C2H9

Interior

Heating Forced Air, Natural Gas

Cooling Central Air

Exterior

Roof Flat Torch Membrane

Construction Brick, Metal Siding Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Days on Market 48

Zoning I-G

Listing Details

Listing Office LB Hubbard Realty Group

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