

\$4 - Second Floor, 4041 74 Avenue, Calgary

MLS® #A2176233

\$4

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Great value 2,500 Sq. Ft. of second floor storage/office located in the heart of Foothills Industrial Park. Short-term available "minimal one year term. This space layout includes 3 large flex rooms, a reception area, 4 private offices, and common washrooms. Assign parking stalls may be arranged. Bus transportation available on Barlow Trail SE. Several amenities such as other retailers available by Barlow Trail / 61 Avenue SE and 52 Street SE / 72 Avenue SE. Close proximity to 76 Avenue SE, Barlow Trail SE, Glenmore Trail SE and Deerfoot Trail SE. The Lease Rate is only \$4.00 PSF (For Year 1) and \$5.98 PSF Operating Costs. Thus, a total of 9.98 PSF.

Built in 1979

Essential Information

MLS® #	A2176233
Price	\$4
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address Second Floor, 4041 74 Avenue



Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4E3

Additional Information

Date Listed	October 29th, 2024
Days on Market	198

Listing Details

Listing Office	CDN Global Advisors Ltd.
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