

# \$13 - Unit 2, 4709 14 Street Ne, Calgary

MLS® #A2074441

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

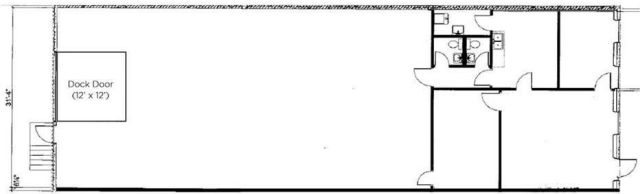
McCall, Calgary, Alberta

Rare opportunity for several industrial bay available with dock loading measuring 12 Ft x 12 Ft. Recently updated office space with new laminate flooring. The unit’s square footage breakdown consists of 1,040 SF office and 2,010 SF of warehouse space. There is a front reception/showroom area, two private offices, kitchenette area, and two washrooms. The warehouse area includes 18 Ft of clear height, 100 Amps of power (to be verified), LED lighting, and one loading dock door. Nearby by in an array of restaurants, cafes, and in proximity of Deerfoot City Mall. Public transportation is available via bus routes #32, and #69 on 12 Street NE. Close proximity to McKnight Boulevard NE, 32 Avenue NE, and Deerfoot Trail NE. Notably, please be aware that these bays do not accommodate 53’™ trailers. The Lease Rate is at \$12.50 PSF and the Operating Costs (2023) is at \$6.54 PSF; totalling \$19.04 PSF. Can’t find the right space out there? Call to inquire about finding the rate space to lease or purchase.

Built in 1974

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2074441 |
| Price      | \$13     |
| Sold Price | \$12     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |



|            |            |
|------------|------------|
| Year Built | 1974       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | Unit 2, 4709 14 Street Ne |
| Subdivision | McCall                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 6S4                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2023 |
| Date Sold      | May 22nd, 2024    |
| Days on Market | 279               |
| HOA Fees       | 0.00              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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