

\$21 - 70, 4797 22 Street Se, Calgary

MLS® #A2103496

\$21

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Valleyfield, Calgary, Alberta

Presenting Bay #70, a premier 2,760 square foot industrial space located in the strategic hub of Calgary's Foothills Industrial District. This exceptional bay is equipped with a spacious warehouse area (19' Ceiling Height), featuring efficient drive-in loading capabilities (12'x14' Drive-in Door) and a shared exterior dock, optimizing operational ease. It is powered by a 200 Amp electrical service, ensuring high energy efficiency. The bay benefits from abundant double row parking, accommodating a significant volume of vehicles. Strategically positioned, it provides seamless access to major transportation arteries including Barlow, Deerfoot, and Stoney Trails. The interior includes well planned office space with air conditioning and radiant and overhead heating in the warehouse . Available for lease within 30 days, Bay #70 stands as an ideal choice for businesses seeking a central, accessible, and professionally outfitted location. ***NO AUTOMOTIVE SERVICE USES***Listing Price includes Operating Costs***

Built in 2012

Essential Information

MLS® #	A2103496
Price	\$21
Sold Price	\$20
Bathrooms	0.00



Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	70, 4797 22 Street Se
Subdivision	Valleyfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0N8

Additional Information

Date Listed	January 23rd, 2024
Date Sold	March 1st, 2024
Days on Market	37
HOA Fees	0.00

Listing Details

Listing Office	CDN Global Advisors Ltd.
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