

\$12 - Units 4-5, 4709 14 Street Ne, Calgary

MLS® #A2113768

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Rare 6,250 SF industrial bay with dock loading measuring 12 Ft x 12 Ft. This unit has a small front office component of 465 SF. The warehouse area consists of 5,785 SF and includes 18 Ft of clear ceiling height, 2 x 100 Amps panels, and two dock doors (12 Ft x 12 Ft). Tenant improvement is open for negotiable, allowing customization to align with your business vision. Nearby in an array of restaurants, cafes, and in proximity of Deerfoot City Mall. Public transportation is available via bus routs #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 53â€™™ trailers. The Lease Rate is at \$11.50 PSF and the Operating Costs are at \$7.38 PSF); thus totaling \$18.88 PSF. Call to inquire about finding the right space to lease or purchase.

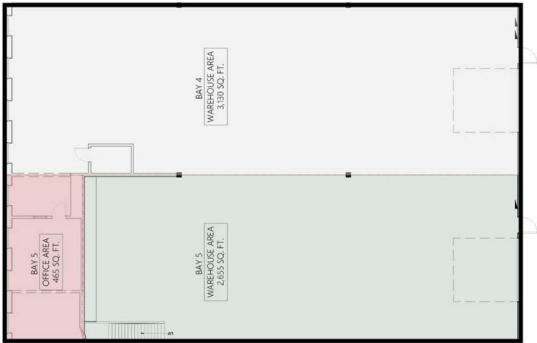
Built in 1974

Essential Information

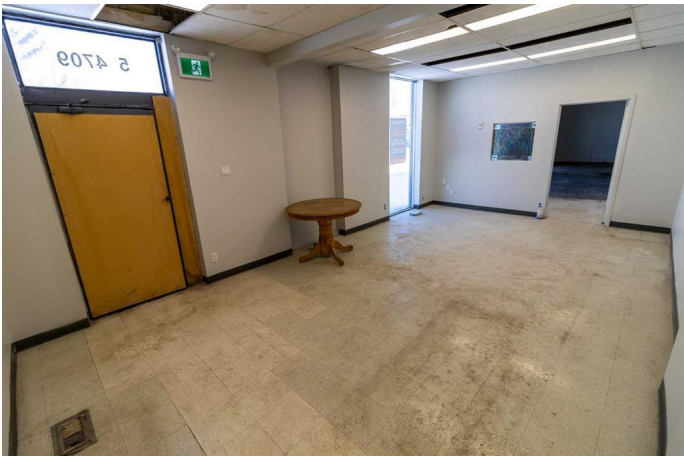
MLS® #	A2113768
Price	\$12
Sold Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Industrial



UNITS 4-5	
Size	Main floor office 465 SF
Breakdown	Warehouse 5,785 SF
	Total 6,250 SF
	Bay Area 465 SF
Loading	2 Dock Doors (12' x 12')
Power	2 x 100 Amps (110V)
Lease Rate	\$11.50 PSF
Operating Costs	\$7.38 PSF
Availability	Immediate



FOR LEASE | 4709 - 14 Street NE, Units 4-5



Status

Sold

Community Information

Address

Units 4-5, 4709 14 Street Ne

Subdivision

McCall

City

Calgary

County

Calgary

Province

Alberta

Postal Code

T2E 6S4

Additional Information

Date Listed

March 23rd, 2024

Date Sold

August 30th, 2024

Days on Market

160

HOA Fees

0.00

Listing Details

Listing Office

CDN Global Advisors Ltd.

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