

\$13 - Unit 7, 4709 14 Street Ne, Calgary

MLS® #A2117277

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

McCall, Calgary, Alberta

3,119 SF industrial bay with dock loading measuring 12 Ft x 12 Ft. There is 653 SF of office space, which consists of front reception area, two private offices, and two washrooms. The warehouse area consists of 2,466 SF and includes 18 Ft of clear ceiling height, 100 Amps of power, and one dock door (12 Ft x 12 Ft). In addition, there has been recent upgrade such as new laminate floor in the office, new LED lighting and new paint throughout the bay and new unit heaters in warehouse. Nearby 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 are at \$6.54 PSF; thus totaling \$19.04 PSF. Call to inquire about finding the right space to lease or purchase.

Built in 1974

Essential Information

MLS® #	A2117277
Price	\$13
Sold Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1974



UNIT 7		
Size	Office Area	653 SF
Size	Warehouse	2,466 SF
Size	Total	3,119 SF
Loading	1 Dock Doors (12' x 12')	
Power	100 Amps (120V)	
Lease Rate	\$12.50 PSF	
Operating Costs	\$6.54 PSF (Est. 2023)	
Availability	Immediate	



FOR LEASE | 4709 - 14 Street NE, Unit 7

Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	Unit 7, 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	July 5th, 2024
Days on Market	104
HOA Fees	0.00

Listing Details

Listing Office	CDN Global Advisors Ltd.
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