

3, 1404 44 Avenue NE
Calgary, Alberta

MLS # A2175752



\$12 per sq.ft.

Division: McCall
Type: Warehouse
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 6,330 sq.ft.
Zoning: I-G

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: Refrigerator (As is Condition), Lockers in the washroom.

Multifunctional 3 Bays unit total of 6,330 square feet. All bays are on separate title. Operating cost \$7.00/sq ft. 2 loading docks. 6 parking stalls parking at the front and 12 more at the back of the building. 12 ft ceiling heights. HVAC unit in the building. Easy access to major arteries, minutes to airport. Previously operated as as dog daycare and training facility.