

# \$19 - 7310 44 Street Se, Calgary

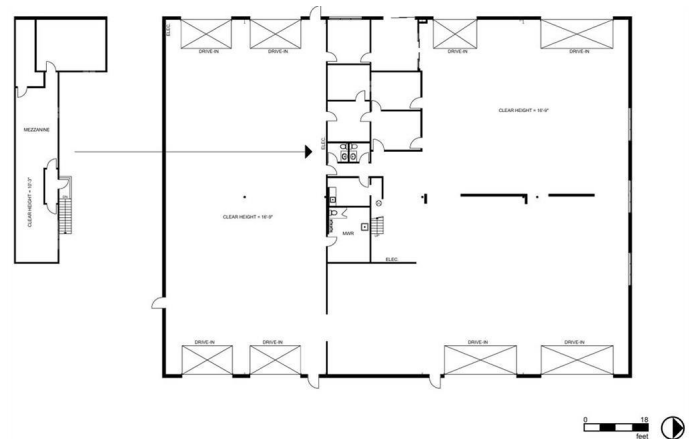
MLS® #A2229455

**\$19**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Excellent warehouse/shop opportunity on a high-visibility corner in Foothills Industrial Park! This 14,134 SF freestanding building sits on a 1.1-acre secured and fenced lot with prominent frontage along 72 Ave SE. The main floor features 13,052 SF of functional space with a mix of warehouse and shop areas, plus 1,082 SF of second-floor office space. The building is equipped with 8 drive-in bay doors (including 3 oversized 20' x 14' doors), 15' clear ceiling heights, and 400 amps of power (TBC). Ideal for a range of industrial users seeking exposure, yard space, and efficient loading. Operating costs estimated at \$4.43 PSF for 2024. Immediate availability.



Built in 1984

## Essential Information

MLS® #	A2229455
Price	\$19
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 7310 44 Street Se

Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3G7

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	33

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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