

\$685,000 - 12, 4063 74 Avenue Se, Calgary

MLS® #A2257697

\$685,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Opportunity to own or lease an affordable industrial condo bay. Located in the heart of the Foothills industrial just off of Barlow trail, your business will be positioned in Calgary's prime industrial zone. The 3,346 SF bay includes a 2nd level mezzanine enhancing storage capacity or additional flex use space. The gated rear yard and the 14 ft H by 12 ft W overhead door combined with the 21.6 ft ceiling height allows for efficient racking configurations for warehousing. 3 assigned parking stall in front and rear yard storage area. This affordable flex-use industrial condo bay is ready to be fit out to meet your operational needs. 7ft x 8ft roll-up shutter adjoining the neighboring bay #13 (4,779 SF) also for sale or lease (A2258009), offering a \$50,000.00 discount on the cumulative list price if purchased by the same buyer. Base lease rate \$13.00 PSF, estimated additional rent \$6.76 PSF.

Built in 1979

Essential Information

MLS® #	A2257697
Price	\$685,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial



Status Active

Community Information

Address 12, 4063 74 Avenue Se
Subdivision Foothills
City Calgary
County Calgary
Province Alberta
Postal Code T2C2H9

Interior

Heating Forced Air, Natural Gas
Cooling Central Air

Exterior

Roof Flat Torch Membrane
Construction Brick, Metal Siding
Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025
Days on Market 5
Zoning I-G

Listing Details

Listing Office LB Hubbard Realty Group

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