



## 7719 40 Street Calgary Alberta

\$8,500

A excellent opportunity located in the heart of Calgary's Foothills Industrial Park. The space available on a portion of 7719 - 40th Street SE consists of 0.70 acres of land between 2 buildings. The yard is fully fenced with a compacted gravel base, with a paved parking area including 8 dedicated stalls. Included is a 3,376 sf of fully furnished office space, a 480 sf portable office space with direct access to the yard and adjacent to the warehouse, and 2,510 sf of warehouse space complete with a shop office and a 14'H x 12'W overhead grade loading door. Additional office space can also be made available. The property is zone I-G (Industrial General). Excellent access to many of Calgary's major business thoroughfares including Barlow Trail, Deerfoot Trail, Glenmore Trail and Stoney Trail. More information can be found in the Brochure available to download on this listing page. (id:6769)

Listing Presented By:



Originally Listed by:  
Paramount Real Estate Corporation



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca