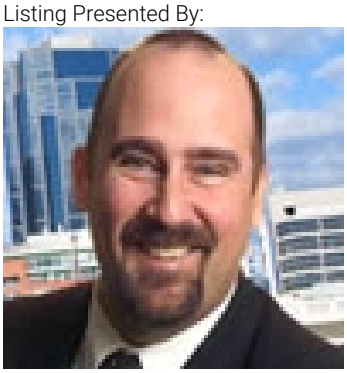


4063 74 Avenue Calgary Alberta

$899,900

Fully Renovated Industrial Condo Bay | Foothills IndustrialAn exceptional opportunity to own or lease a fully renovated industrial condo bay in the heart of Calgary's sought-after Foothills Industrial area, just off Barlow Trail. This strategically located property provides excellent access to major transportation routes and positions your business within one of Calgary's premier industrial districts.The 4,831.90 Sq Ft industrial bay features a spacious second-level mezzanine, providing valuable additional space for offices, storage, or flexible operational needs. The versatile layout is ideally suited for a range of office, warehouse, showroom, and flex-use applications.Key features include : 4,831.90 SF total bay areaExpansive second-level mezzanine for office and additional flex-use space14' H x 12' W overhead door for efficient material handling and loading . Gated rear yard storage for added operational and storage capacity3 assigned parking stalls located at the frontAdditional rear yard storage areaFully renovated and turnkey readyIdeal for office, warehouse, showroom, and industrial flex usesPrime Foothills Industrial location with convenient access to Barlow TrailProperty is currently used for storage of tires but with the I-G zoning the options for industrial use is unlimited (id:6769)

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

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