



## 1435 40 Avenue Calgary Alberta

\$332,715

Welcome to McCall 40th Business Park offering excellent exposure to major thoroughfares with quick access to all major arteries within the City of Calgary. Multiple units available in sizes ranging from 1,566 sqft to 7,444 sqft with various sizes available in between. Built in 1999 & 1991, these I-G Zoned buildings were renovated in 2016 and feature 17ft - 22ft clear ceiling heights, Drive in loading facilities - typically 12ft H X 14ft W doors, 1 per bay, 17ft - 22ft clear ceiling heights, with individual water heater. Parking is nationally allocated and shared amongst units at 1.79 stalls per 1,000 sf. McCall 40th Business Park offers a unique perspective on business flexibility, with opportunities to own high quality office and warehouse spaces at an affordable price, to help you grow your business in a space that is yours. McCall 40th begs to be exactly what your business wants; flexibility and customizability, so book your private tour today. (id:6769)



**Deep S. Sekhon**

CENTURY 21 BAMBER REALTY LTD.

Phone: (403) 667-4778

**Century 21 Bamber Realty Ltd.**

1612 17th Ave SW , Calgary, AB,  
T2T 0E3

Phone: 403-470-0021  
miranda.moser@century21.ca