

\$14 - Unit 106, 4215 72 Avenue Se, Calgary

MLS® #A2226975

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

A 4,957 SF industrial bay is available in Foothills Industrial Park, conveniently located near Barlow Trail and 72 Avenue SE, with direct exposure to 72 Avenue SE. The property features 1,540 SF of office space spread across two floors and 3,417 SF of warehouse space.

The main-floor office includes two private offices and a washroom, while the second floor provides three additional private offices. The warehouse space offers a 20'™ clear height, 100 amps of power (to be confirmed), a common loading area, one drive-in door (12 ft W x 14 ft H), and one dock door (12 ft W x 14 ft H). Additionally, the building is fully sprinklered.

The lease rate is \$13.50 PSF, with operating costs estimated at \$5.28 PSF (to be verified), resulting in a total of \$18.78 PSF. The property will be available 90 days after a fully executed offer.

Built in 1979

Essential Information

MLS® #	A2226975
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial



Status	Active
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Community Information

Address	Unit 106, 4215 72 Avenue Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C2G5

Additional Information

Date Listed	June 2nd, 2025
Days on Market	56

Listing Details

Listing Office	CDN Global Advisors Ltd.
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