

# \$19 - 7404 44 Street Se, Calgary

MLS® #A2229453

**\$19**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

High-exposure corner location at 72 Ave SE & 44 St SE now available for lease for the first time! Situated on a 1.66-acre fenced and secured site with dual access points, this well-maintained industrial property offers excellent parking and a functional layout ideal for trucking or service operations. The building totals 16,250 SF, including 10,750 SF of shop space with 8 overhead doors (4 drive-through) and 1 dedicated wash bay, plus 1,375 SF for parts storage and 1,375 SF of main floor office. A spacious second floor includes 2,750 SF of additional offices and a lunchroom. Flexible lease terms and immediate availability. An adjacent 14,134 SF building is also available.

Built in 2017

## Essential Information

MLS® #	A2229453
Price	\$19
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 7404 44 Street Se



Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3G7

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	36

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.