

\$19 - 7310 44 Street Se, Calgary

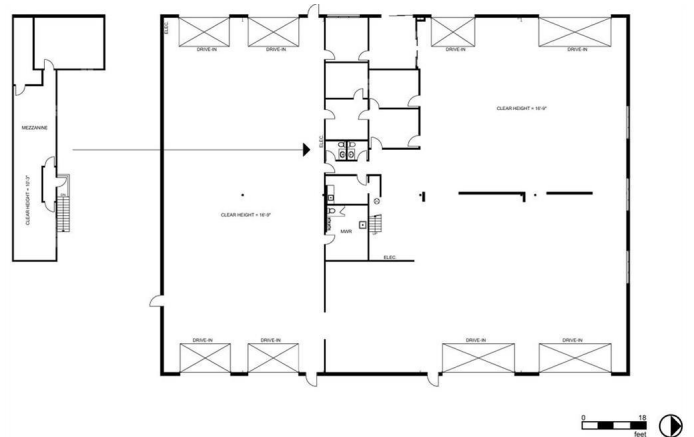
MLS® #A2229455

\$19

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Excellent warehouse/shop opportunity on a high-visibility corner in Foothills Industrial Park! This 14,134 SF freestanding building sits on a 1.1-acre secured and fenced lot with prominent frontage along 72 Ave SE. The main floor features 13,052 SF of functional space with a mix of warehouse and shop areas, plus 1,082 SF of second-floor office space. The building is equipped with 8 drive-in bay doors (including 3 oversized 20' x 14' doors), 15' clear ceiling heights, and 400 amps of power (TBC). Ideal for a range of industrial users seeking exposure, yard space, and efficient loading. Operating costs estimated at \$4.43 PSF for 2024. Immediate availability.



Built in 1984

Essential Information

| | |
|------------|------------|
| MLS® # | A2229455 |
| Price | \$19 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1984 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

Address 7310 44 Street Se

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|-------------|-----------|
| Subdivision | Foothills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2C3G7 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 46 |

Listing Details

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

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