

# \$4 - Second Floor, 4041 74 Avenue, Calgary

MLS® #A2176233

**\$4**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Great value 2,500 Sq. Ft. of second floor storage/office located in the heart of Foothills Industrial Park. Short-term available â€“ minimal one year term. This space layout includes 3 large flex rooms, a reception area, 4 private offices, and common washrooms. Assign parking stalls may be arranged. Bus transportation available on Barlow Trail SE. Several amenities such as other retailers available by Barlow Trail / 61 Avenue SE and 52 Street SE / 72 Avenue SE. Close proximity to 76 Avenue SE, Barlow Trail SE, Glenmore Trail SE and Deerfoot Trail SE. The Lease Rate is only \$4.00 PSF (For Year 1) and \$5.98 PSF Operating Costs. Thus, a total of 9.98 PSF.

Built in 1979

## Essential Information

MLS® #	A2176233
Price	\$4
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address                      Second Floor, 4041 74 Avenue



Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4E3

### **Additional Information**

Date Listed	October 29th, 2024
Days on Market	192

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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