

## FOR SALE/LEASE 4020 - 7 Street SE

Calgary, AB



#### **Property Facts**

**District** Highfield Industrial

Site 0.74 acres

Plan 11JK, Block 19, Lot 3B **Legal Description** 

Zoning I-G (Industrial General)

Clear Height 14' in warehouse

12' to underside of T-bar

Power 400A, 240V

1957 Year Built

**Parking** 19 surface stalls

#### Sale/Lease Particulars

**Total Area** ± 12,380 sf

Office ± 4,069 sf

Warehouse ± 8,311 sf

1 (10' x 10') dock door Loading

1 (8' x 8') door with ramp access

**Asking Price** <del>\$3,250,000</del> NOW \$3,150,000

Lease Rate \$15.00 psf

**Property Taxes** \$41,785.18 (2024)

Available March 1, 2025

(Market rent in place until term expiry)

#### **Comments**

- Centrally located, freestanding building with office area and fully functioning commissary
- Rooftop HVAC units for office and warehouse
- Good access onto Blackfoot and Macleod Trail
- Ample power for building size

#### Sean Ferguson

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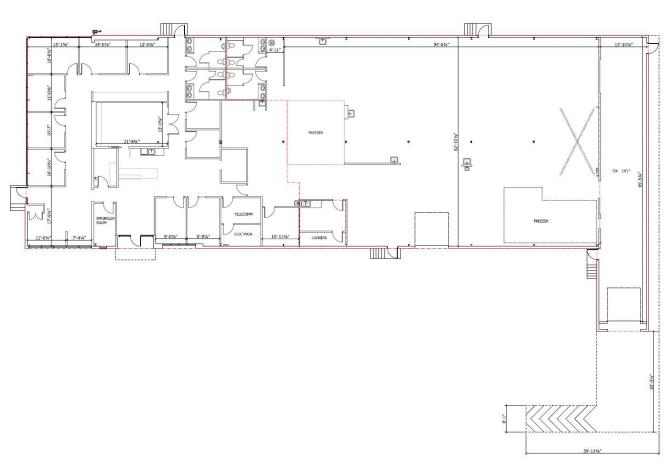
Bow Valley Square IV 250 - 6th Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.com

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#### Floor Plan





\*Not to scale, not exactly as shown.





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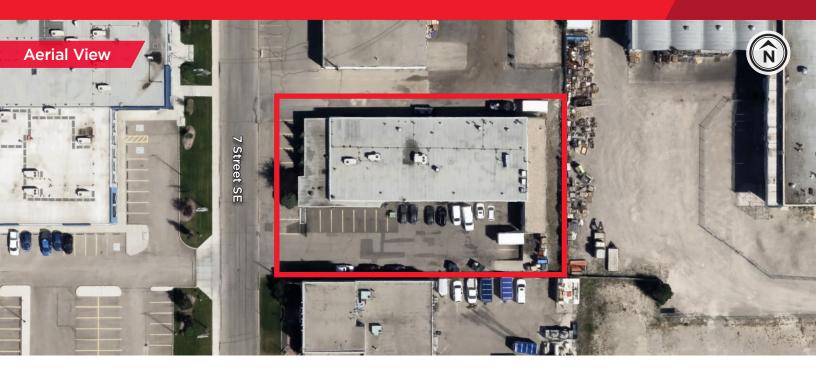




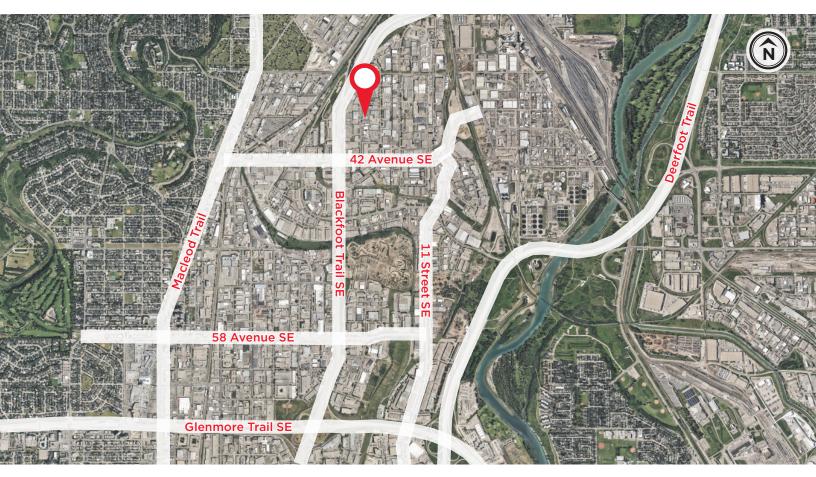




# FOR SALE/LEASE 4020 - 7 Street SE Calgary, AB



#### Map



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