

# \$14 - Unit 108, 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

### **Community Information**

Address                      Unit 108, 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          16

### **Listing Details**

Listing Office              CDN Global Advisors Ltd.

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