

# \$4,950,000 - 9415 44 Street Se, Calgary

MLS® #A2254481

**\$4,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.41 Acres

South Foothills., Calgary, Alberta

Full service crossdock logistics facility with maintenance shop and storage yard, 4.41 acre site in a convenient SE location in South Foothills with good access to 90 Avenue, Glenmore Trail, Barlow Trail and 52 Street, pre-engineered steel buildings with metal cladding and metal roofs, crossdock building is 4933 sf with 16 dock height doors with levelers and 1 drive in door, office area is 1260 sf on two floors, 3044 sf maintenance shop with two drive through bays, new 1500 sf cold storage building, radiant heaters in warehouse and shop, rooftop HVAC unit for office floors, hardened yard with capacity for storage of over seventy highway trailers, forty parking stalls for staff and visitors at front of building, lease option: \$256,000 per annum triple net, 5 year term, international freight business and equipment also available at market value.

Built in 1991

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2254481    |
| Price      | \$4,950,000 |
| Bathrooms  | 0.00        |
| Acres      | 4.41        |
| Year Built | 1991        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9415 44 Street Se |
| Subdivision | South Foothills.  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 2P7           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 58                  |
| Zoning         | I-G                 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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