

\$7,500 - 7024-7026 30 Street Se, Calgary

MLS® #A2263194

\$7,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

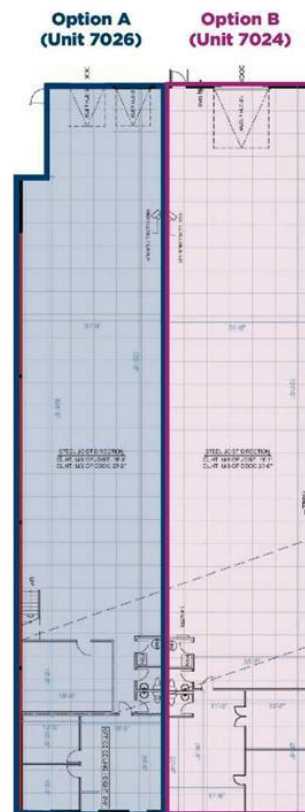
For Sub-Sublease / Short-Term Lease:
Approximately 5,073 sq. ft. industrial bay with
yard space and direct exposure to Barlow Trail
SE. The property is located in Foothills
Industrial Park near Barlow Trail SE and 72
Avenue SE.

Important Note: Please refer to the floor plan
in the images. Either Option A (Unit 7026) or
Option B (Unit 7024) is available, but not both
contiguously.

Option A (Unit 7026) has a total area of
approximately 5,703 sq. ft., including about
1,110 sq. ft. of office space and 3,973 sq. ft. of
warehouse space. The office area consists of
a front reception area, two private offices, one
warehouse office, and two washrooms. The
warehouse area features 18 ft clear height,
two dock doors (8 ft W x 10 ft H), and yard
space at the rear.

Option B (Unit 7024) has a total area of
approximately 5,073 sq. ft., with about 950 sq.
ft. of office space and 4,123 sq. ft. of
warehouse space. The office area includes a
front reception/showroom, two private offices,
and two washrooms. The warehouse features
18 ft clear height, one dock loading door (12 ft
W x 14 ft H) with a 40,000 lb ramp, and yard
space at the rear.

Both bays have a total power supply of 300
amps (to be verified) and access to a large
truck marshalling area that accommodates 53
ft trailers. The monthly gross rent is estimated
\$7,500 plus utilities for either Option A or
Option B. The Sub-Sublease term expires on



September 28, 2027. Shorter terms available.
Availability is negotiable.

Built in 1976

Essential Information

MLS® #	A2263194
Price	\$7,500
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	7024-7026 30 Street Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2c1j9

Additional Information

Date Listed	October 8th, 2025
Days on Market	23

Listing Details

Listing Office	CDN Global Advisors Ltd.
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