

# \$19 - 7404 44 Street Se, Calgary

MLS® #A2229453

**\$19**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

High-exposure corner location at 72 Ave SE & 44 St SE now available for lease for the first time! Situated on a 1.66-acre fenced and secured site with dual access points, this well-maintained industrial property offers excellent parking and a functional layout ideal for trucking or service operations. The building totals 16,250 SF, including 10,750 SF of shop space with 8 overhead doors (4 drive-through) and 1 dedicated wash bay, plus 1,375 SF for parts storage and 1,375 SF of main floor office. A spacious second floor includes 2,750 SF of additional offices and a lunchroom. Flexible lease terms and immediate availability. An adjacent 14,134 SF building is also available.

Built in 2017

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2229453   |
| Price      | \$19       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2017       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

Address 7404 44 Street Se



|             |           |
|-------------|-----------|
| Subdivision | Foothills |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2C3G7    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 20             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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