

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



Property Facts

District Highfield Industrial

Site 0.74 acres

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

Zoning I-G (Industrial General)

Clear Height 14' in warehouse

12' to underside of T-bar

Power 400A, 240V

Year Built 1957

Parking 19 surface stalls

Sale/Lease Particulars

Total Area ± 12,380 sf

Office ± 4,069 sf

Warehouse ± 8,311 sf

Loading $1(10' \times 10')$ dock door

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

Lease Rate \$15.00 psf

Property Taxes \$41,785.18 (2024)

Available June 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

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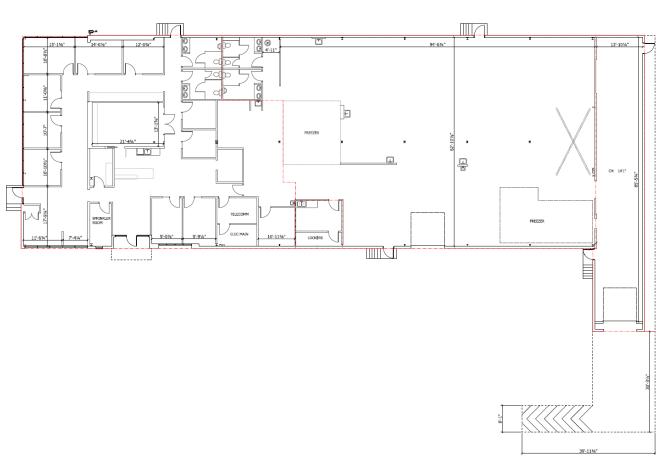
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Floor Plan





*Not to scale, not exactly as shown.





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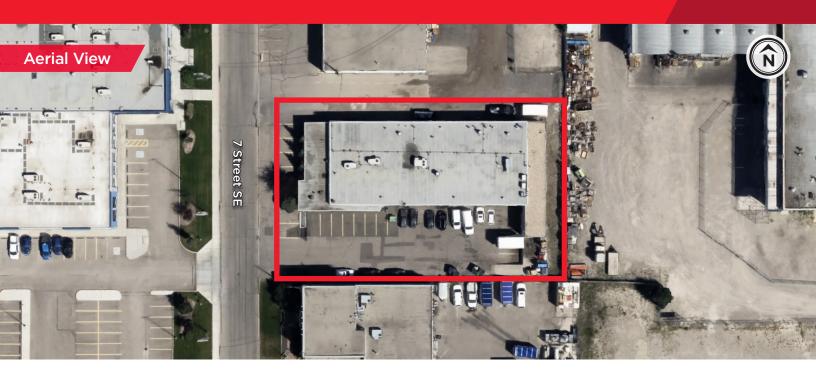




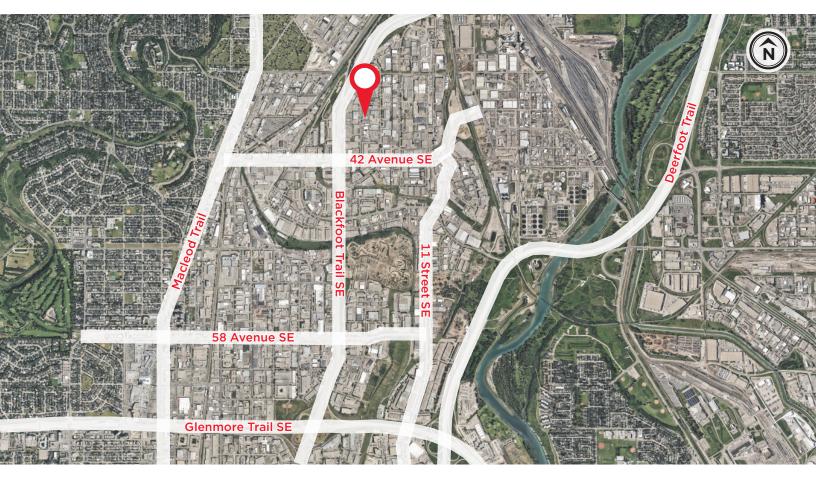




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Map



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