

**PRICE REDUCED**


### 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

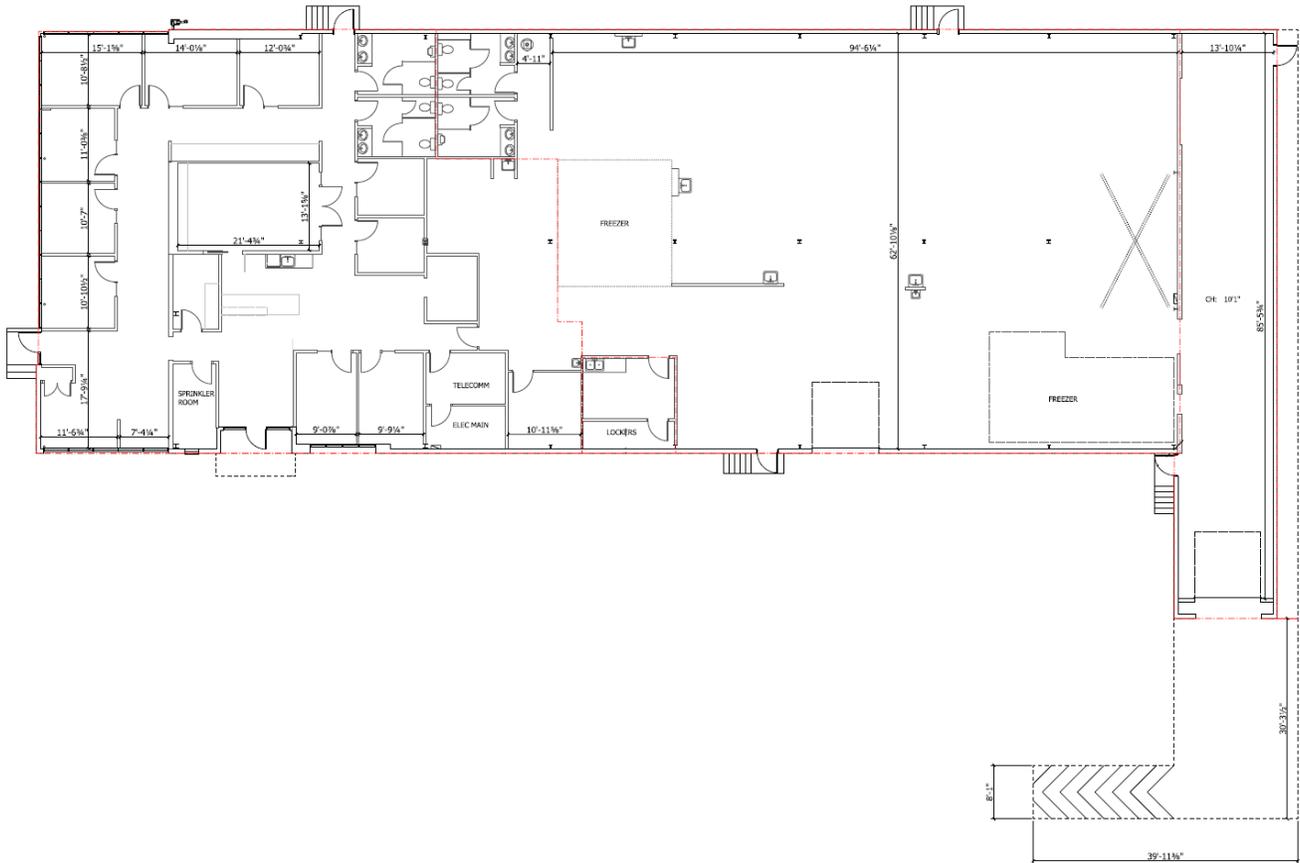
### Sale/Lease Particulars

Total Area	± 12,380 sf
Office	± 4,069 sf
Warehouse	± 8,311 sf
Loading	1 (10' x 10') dock door 1 (8' x 8') door with ramp access
Asking Price	<del>\$3,250,000</del> <b>NOW \$3,150,000</b>
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

**Floor Plan**



\*Not to scale, not exactly as shown.





**CUSHMAN &  
WAKEFIELD**

FOR SALE/LEASE

**4020 - 7 Street SE**

Calgary, AB



**Aerial View**



**Map**

