

# \$862,000 - 13, 4063 74 Avenue Se, Calgary

MLS® #A2258009

**\$862,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Opportunity to own or lease a fully renovated industrial condo bay. Located in the heart of the Foothills industrial just off of Barlow trail, your business will be positioned in Calgary's prime industrial zone. The 4,779 SF bay includes a expansive 2nd level mezzanine for office & additional flex use space. The gated rear yard storage and the 14 ft H by 12 ft W overhead door supports material handling and other industrial uses. 3 assigned parking stalls in the front and rear yard storage area. This renovated flex-use industrial condo bay is turnkey ready for your business's office, warehouse and showroom use. 7ft x 8ft roll-up shutter adjoining the neighboring bay #12 (3346 SF) also for sale or lease (A2257697), offering a \$50,000.00 discount on the cumulative list price if purchased by the same buyer. Base lease rate \$13.00 PSF, estimated additional rent \$6.76 PSF.

Built in 1979

## Essential Information

MLS® #	A2258009
Price	\$862,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	13, 4063 74 Avenue Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C2H9

## Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Roof	Flat Torch Membrane
Construction	Brick, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	I-G

## Listing Details

Listing Office	LB Hubbard Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.