



SMALL BAY INDUSTRIAL

**BAY 7, 12180 44 STREET SE
CALGARY, ALBERTA**



HIGHLIGHTS

- 1,100 square foot office and warehouse (approx. 700 square foot warehouse)
- Huge mezzanine.
- Front office area includes open reception area, separate office space, and coffee kitchen.
- Large overhead door 12' x 14'

PROPERTY DESCRIPTION

Market Rates:	\$15.00 psf base
Op Costs & Taxes:	\$6.00 psf est.
Size:	1,100 Sq Ft
Parking:	Ample
Available:	Immediately

BUILDING DETAILS



Zoning

I-G

Industrial General



Loading

Overhead 12'x 14'

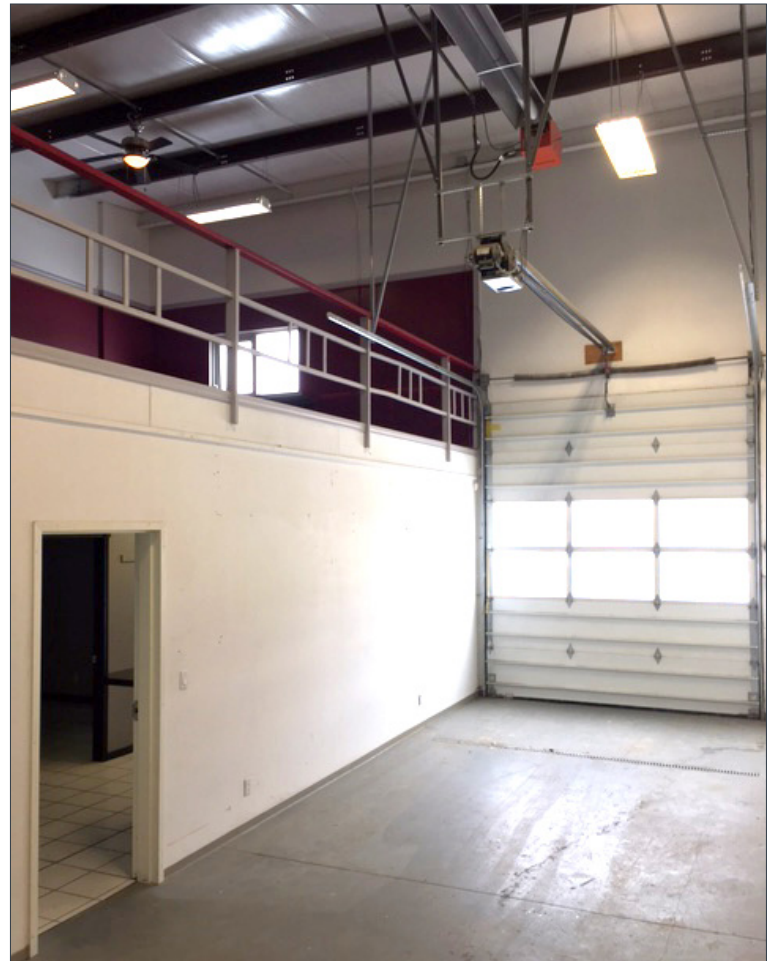
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AvenueCommercial.com



Commercial
Real Estate Solutions

PHOTOS

Bay 7, 12180 44 Street SE, Calgary Alberta



LOCATION

Bay 7, 12180 44 Street SE, Calgary Alberta



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