FOR SALE & LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

4115-72nd Avenue SE, Calgary, AB

41,597 sq. ft. on 2.10 acres



Owner-User Opportunity

Dock & drive-in loading capabilities

High-profile exposure property

JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com

JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
c: 403-660-5141
jleblanc@lee-associates.com

BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
c: 403-680-4875
etsougrianis@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9
lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:
Foothills

LEGAL DESCRIPTION:
Plan 7810866, Lot 12, Block 1

SITE SIZE:
2.10 acres

ZONING:
Industrial General (I-G)

AVAILABLE AREA:
Office: +/-5,625 sq. ft.
Warehouse: +/- 35,972 sq. ft.
Total: +/- 41,597 sq. ft.

Bonus Mezz: +/-5,829 sq. ft.

YEAR OF CONSTRUCTION:
1979

PURCHASE PRICE:
~~$9,500,000 ($228 per sq. ft.)~~
$8,950,000 ($215 per sq. ft.)

LEASE RATE:
Market

PROPERTY TAXES:
$149,947.37 (for 2026)
$3.60 per sq. ft. per annum

AVAILABLE:
Immediate

CEILING HEIGHT:
18' - 21'10" clear

LOADING:
5 - 8' x 9' dock doors with levelers
2 - 14' x 16' drive-in doors
1 - 8' x 9' drive-in door

POWER:
800 amps, 120/208 volts, 3 phase service (TBV)

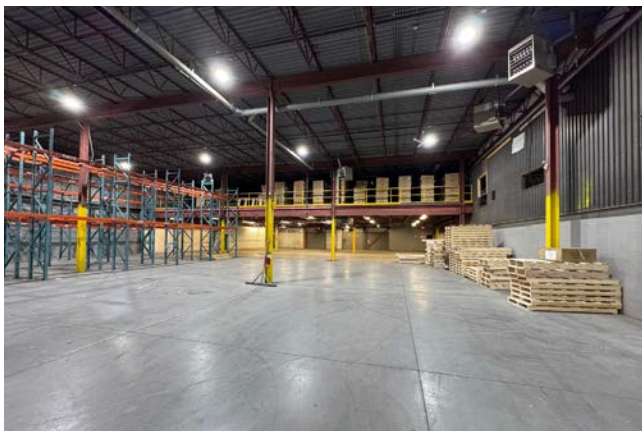
COMMENTS:

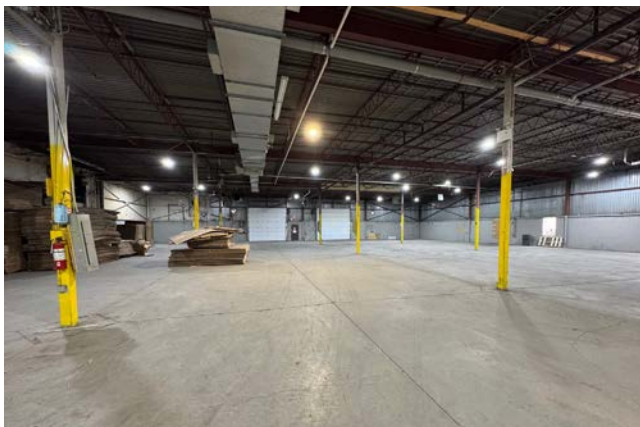
- Second-floor concrete mezzanine area
- Make-up air unit(s) (CFM TBV)
- LED lighting to be installed
- Gas fired overhead unit heaters
- Fully sprinklered
- 40 parking stalls
- Excellent exposure along 72nd Ave SE
- Nearby amenities with public transit stops in close proximity
- Dust collection system to be removed



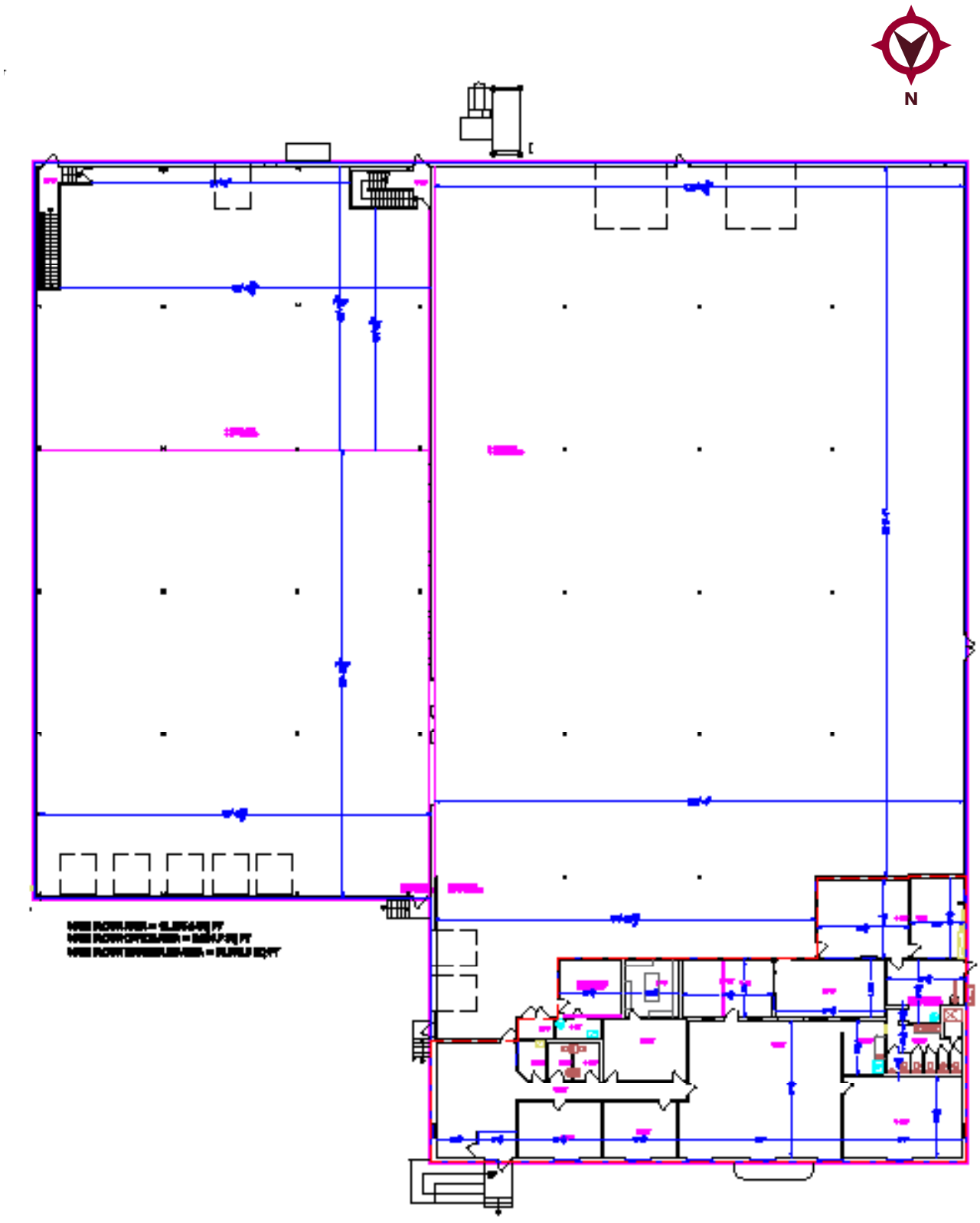




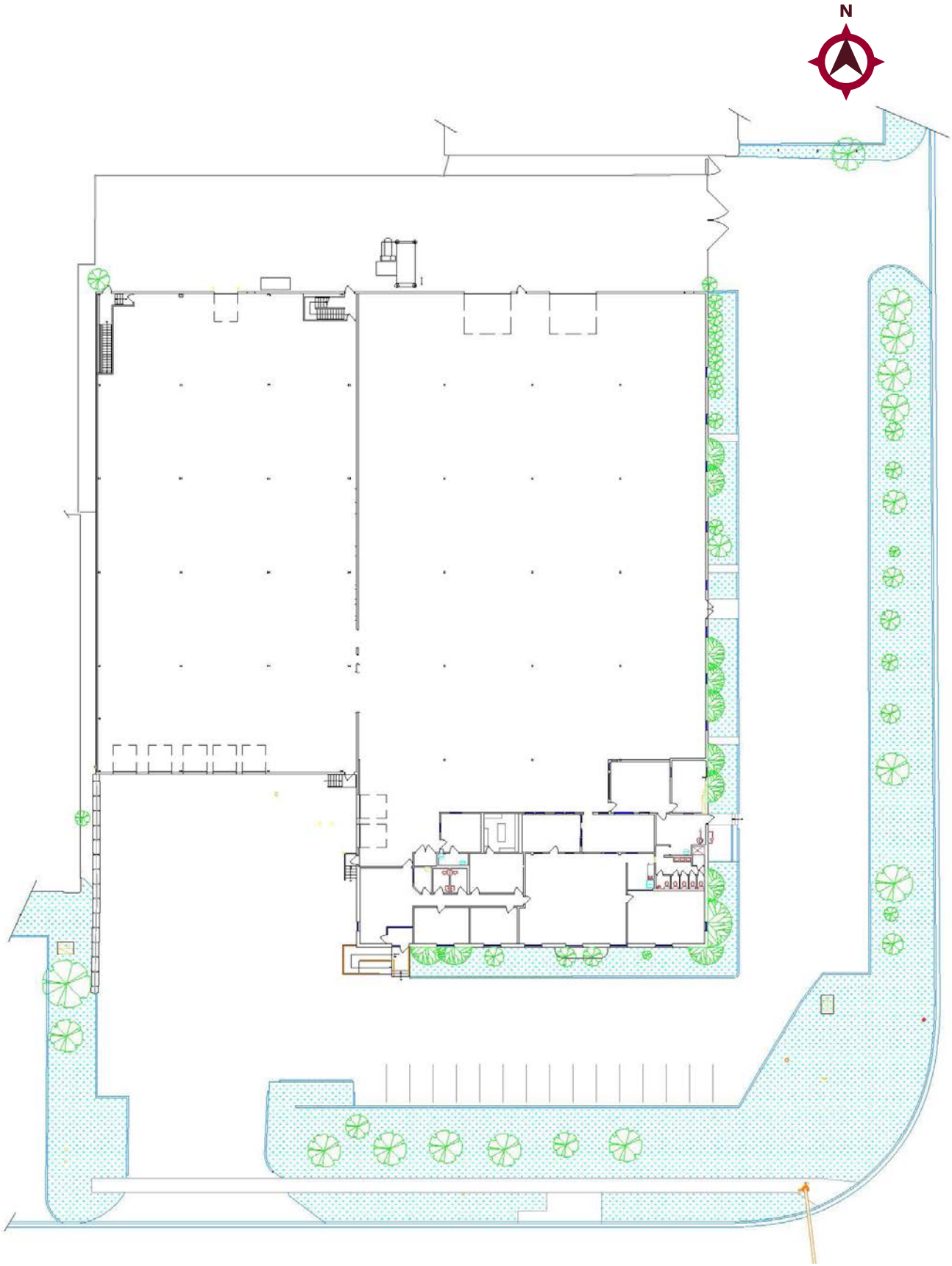




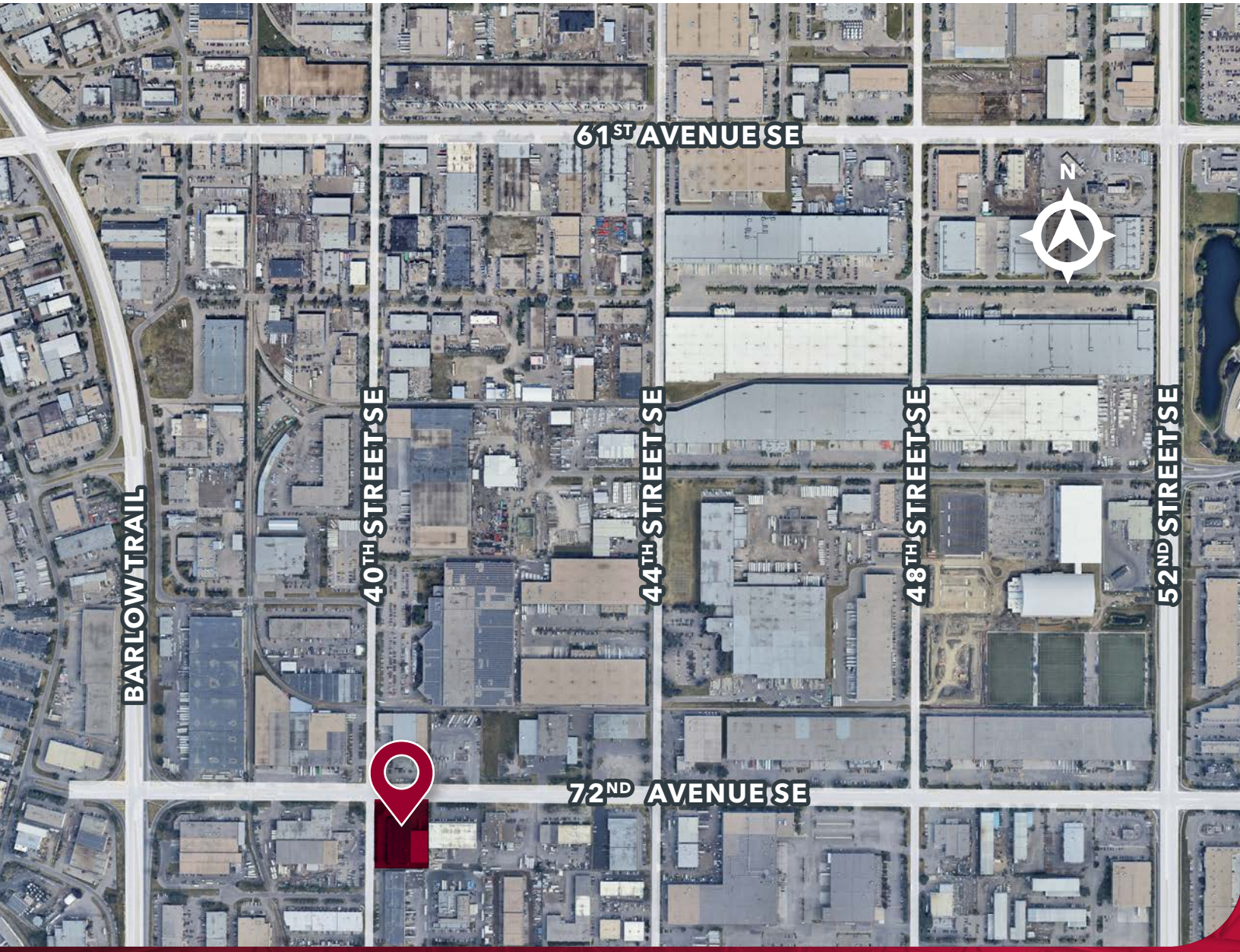
FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US

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