

FOR SALE & LEASE



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, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

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

117, 4950 - 106th Avenue SE,
Calgary, AB T2C 5E9
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: +/- 5,960 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:

\$139,703.04 (for 2025)

\$3.36 per sq. ft. per annum

AVAILABLE:

Immediate

CEILING HEIGHT:

18' - 21'10" clear

LOADING:

6 - 8' x 9' dock doors with levelers

2 - 14' x 16' drive-in doors

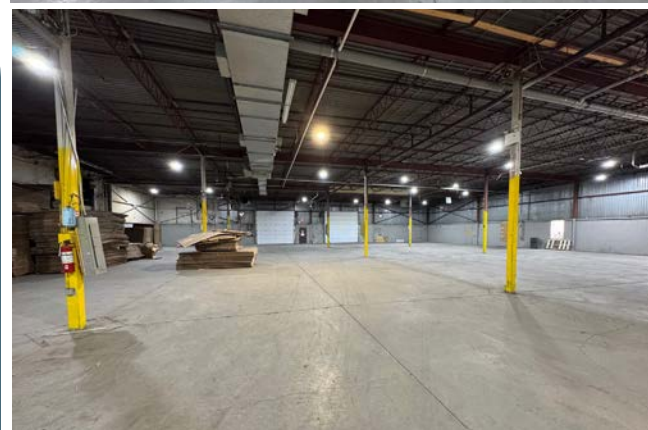
1 - 8' x 9' drive-in door

POWER:

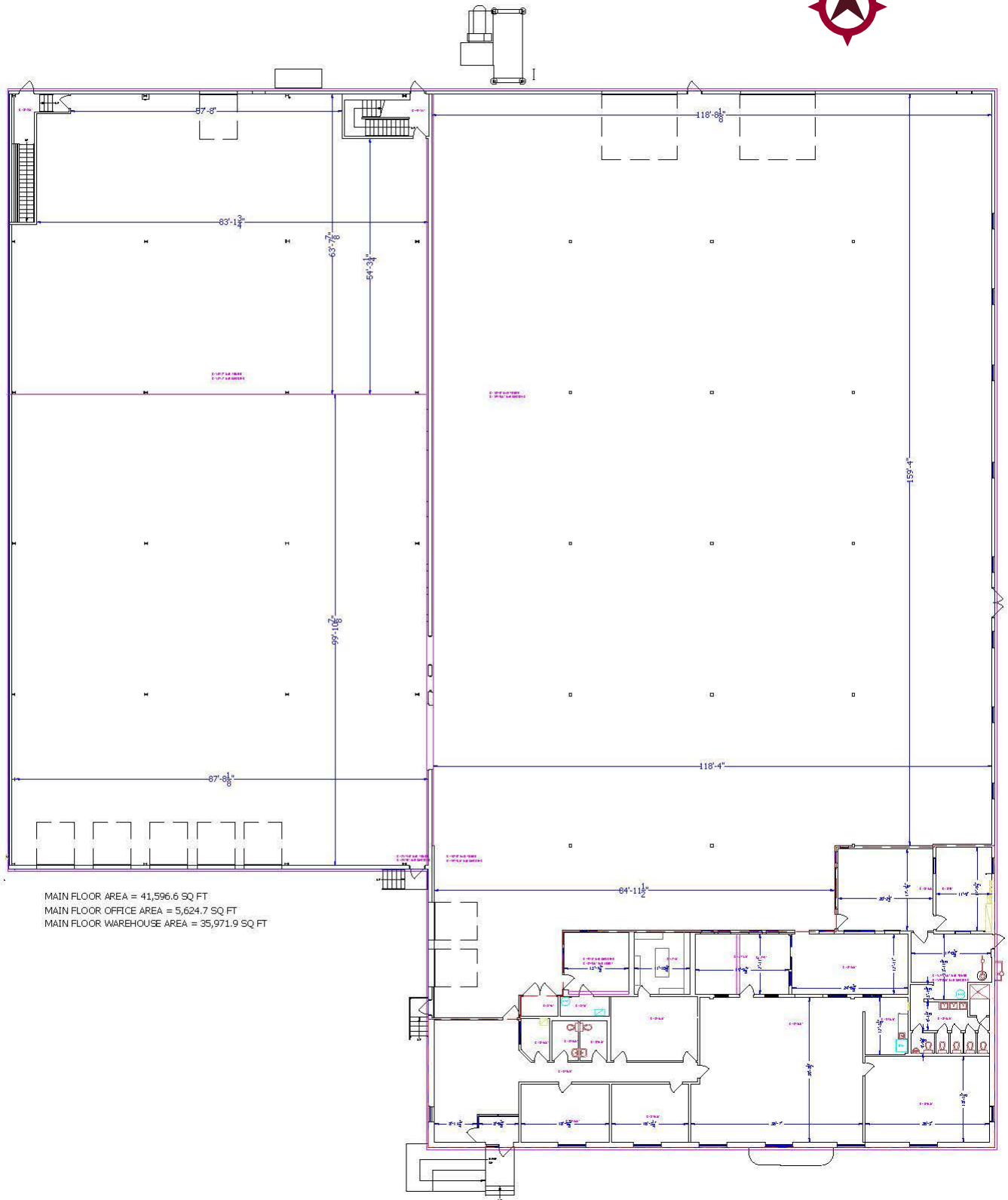
800 amps, 120/208 volts, 3 phase service (TBV)

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

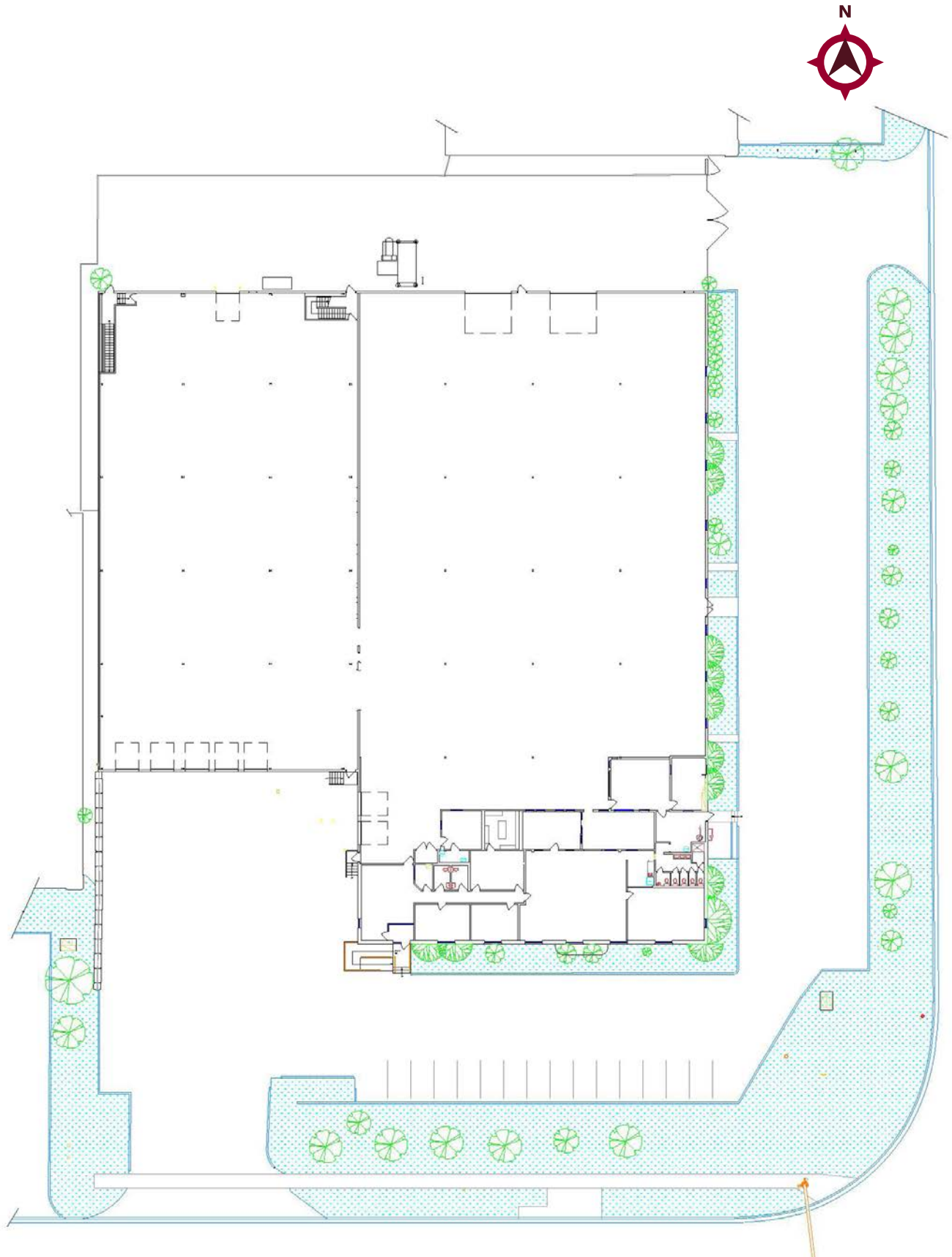


FLOOR PLAN

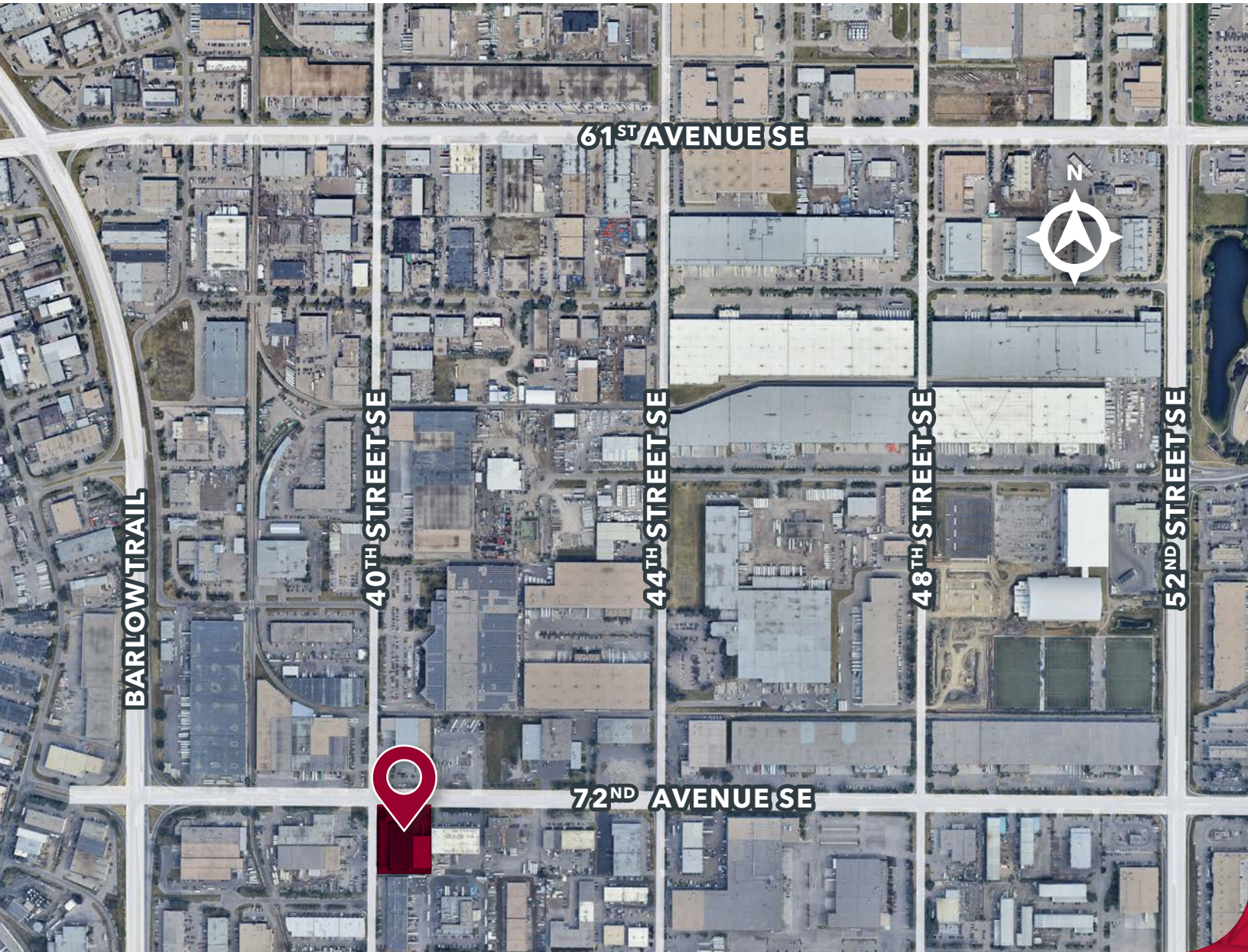


MAIN FLOOR AREA = 41,596.6 SQ FT
MAIN FLOOR OFFICE AREA = 5,624.7 SQ FT
MAIN FLOOR WAREHOUSE AREA = 35,971.9 SQ FT

SITE PLAN



LOCATION



CONTACT US



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COMMERCIAL REAL ESTATE SERVICES

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