$19 - 7310 44 Street Se, Calgary

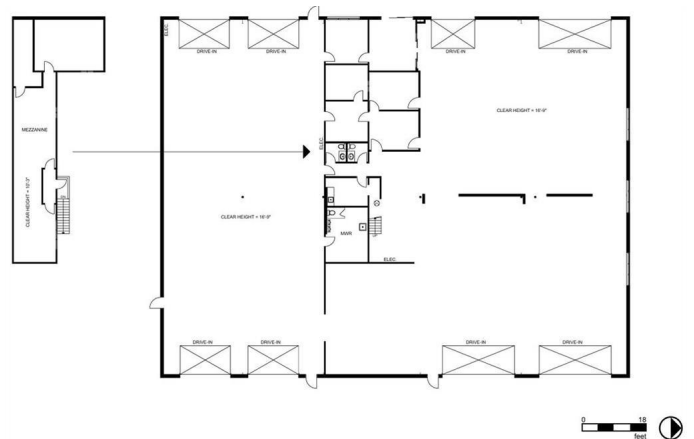MLS® #A2229455

$19

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Excellent warehouse/shop opportunity on a high-visibility corner in Foothills Industrial Park! This 14,134 SF freestanding building sits on a 1.1-acre secured and fenced lot with prominent frontage along 72 Ave SE. The main floor features 13,052 SF of functional space with a mix of warehouse and shop areas, plus 1,082 SF of second-floor office space. The building is equipped with 8 drive-in bay doors (including 3 oversized 20â€™ x 14â€™ doors), 15â€™â€"19â€™ clear ceiling heights, and 400 amps of power (TBC). Ideal for a range of industrial users seeking exposure, yard space, and efficient loading. Operating costs estimated at $4.43 PSF for 2024. Immediate availability.

Built in 1984

Essential Information

MLS® #	A2229455
Price	$19
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	7310 44 Street Se

Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3G7

Additional Information

Date Listed	June 9th, 2025
Days on Market	6

Listing Details

Listing Office	RE/MAX Real Estate (Central)