

SALE

13,864 s.f. on .88 acres

Calgary, Alberta



Rare Small Multi-Tenant Facility

1140 - 44 Avenue SE, Calgary, Alberta

- 6 bay multi – tenant facility
- Ideal for owner user or investor
- Central Calgary location
- Access via Blackfoot Trail

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ROMAN

Real Estate

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| | |
|--------------------------|-------------------------------------|
| Address: | 1140 - 44 Avenue SE |
| Legal: | Plan 7711028, Block 10, Lot 5 and 6 |
| Size: | 13,864 square feet |
| Construction: | Masonry |
| Dimensions: | 96' x 144' +/- |
| Bays: | 6 bays |
| Year Constructed: | 1977 |
| Site Size: | .88 acres |
| Zoning: | I-G |
| Ceiling Height: | 16' |
| Loading Doors: | 6 - 10' x 12' drive in |
| Power: | 100 amps per bay TBC |
| Heating: | Forced air |

| | |
|----------------------|-------------|
| Asking Price: | Market |
| Taxes (2020): | \$46,095.54 |



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