

# \$19 - 7404 44 Street Se, Calgary

MLS® #A2229453

**\$19**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

High-exposure corner location at 72 Ave SE & 44 St SE now available for lease for the first time! Situated on a 1.66-acre fenced and secured site with dual access points, this well-maintained industrial property offers excellent parking and a functional layout ideal for trucking or service operations. The building totals 16,250 SF, including 10,750 SF of shop space with 8 overhead doors (4 drive-through) and 1 dedicated wash bay, plus 1,375 SF for parts storage and 1,375 SF of main floor office. A spacious second floor includes 2,750 SF of additional offices and a lunchroom. Flexible lease terms and immediate availability. An adjacent 14,134 SF building is also available.

Built in 2017

## Essential Information

MLS® #	A2229453
Price	\$19
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 7404 44 Street Se



Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C3G7

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	29

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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