

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: +/- 5,625 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:

\$139,703.04 (for 2025)

\$3.36 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

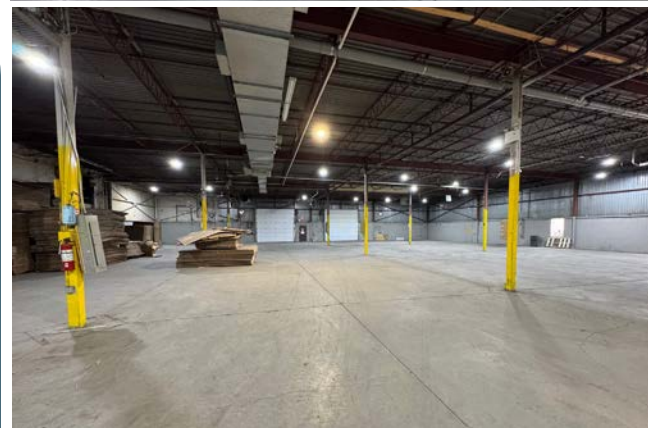
1 - 8' x 9' drive-in door

POWER:

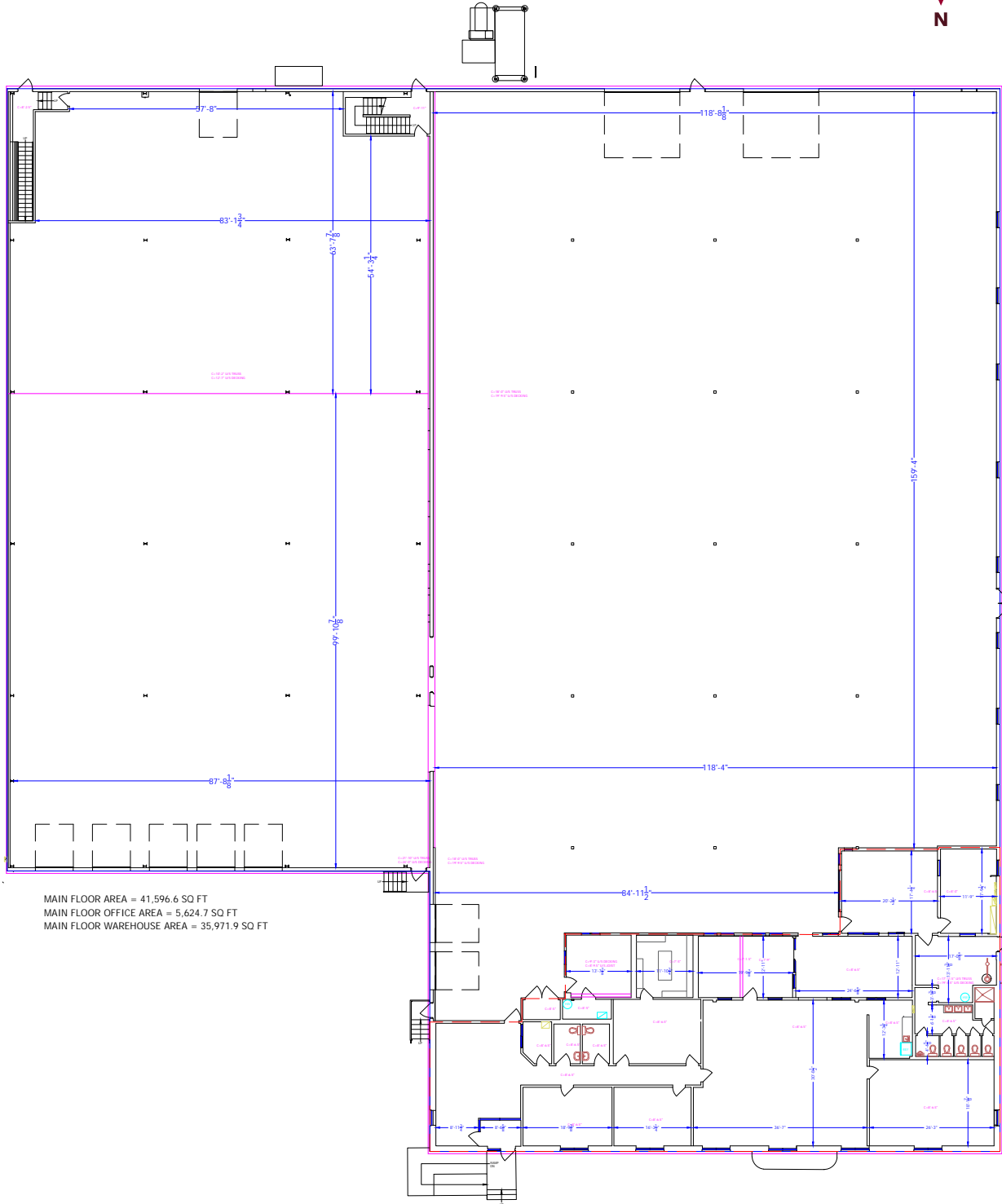
800 amps, 120/208 volts, 3 phase service (TBV)

COMMENTS:

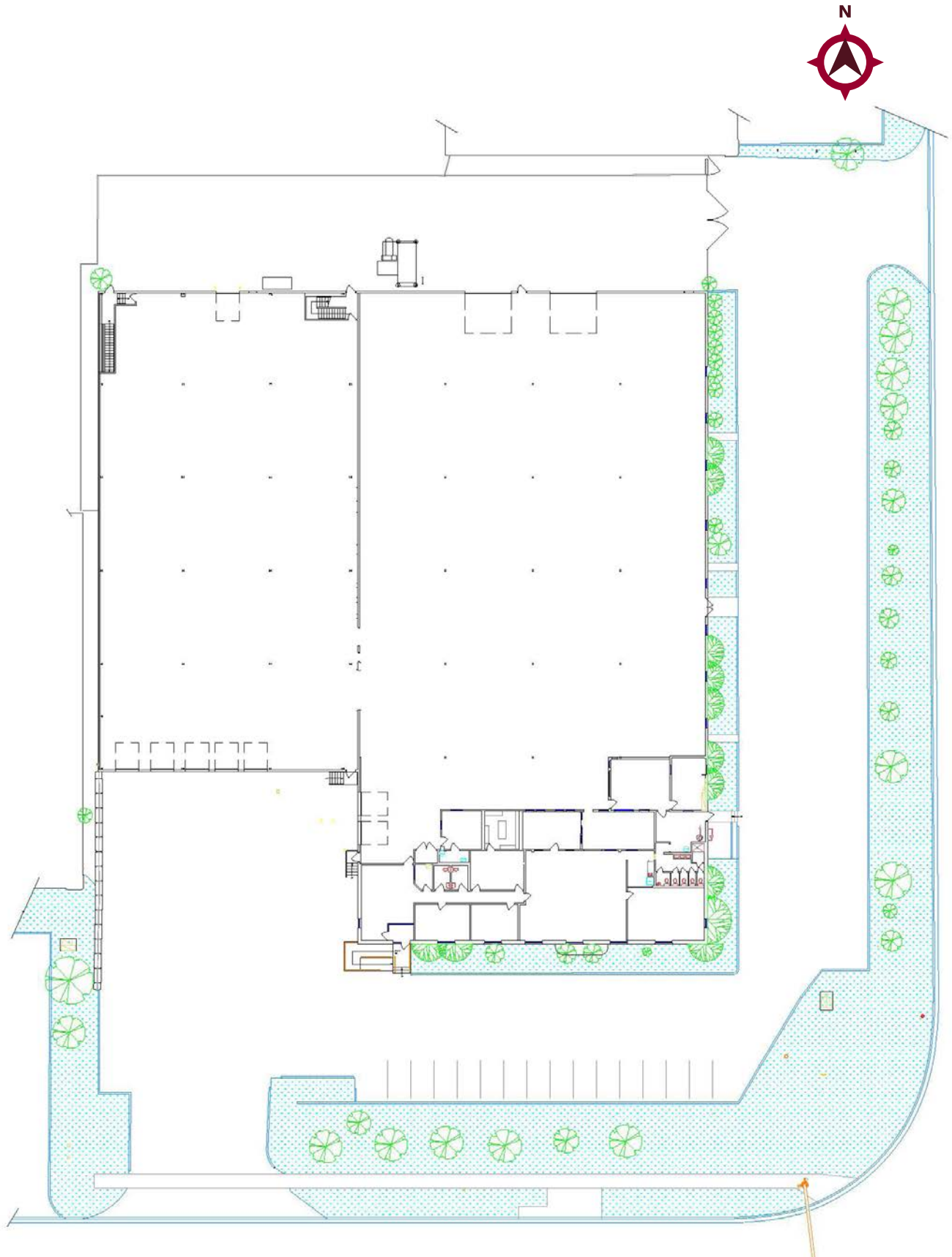
- » Second-floor concrete mezzanine area
- » Make-up air unit(s) (CFM TBV)
- » LED lighting to be installed
- » Gas fired overhead unit heaters
- » Fully sprinklered
- » 40 parking stalls
- » Excellent exposure along 72nd Ave SE
- » Nearby amenities with public transit stops in close proximity
- » Dust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



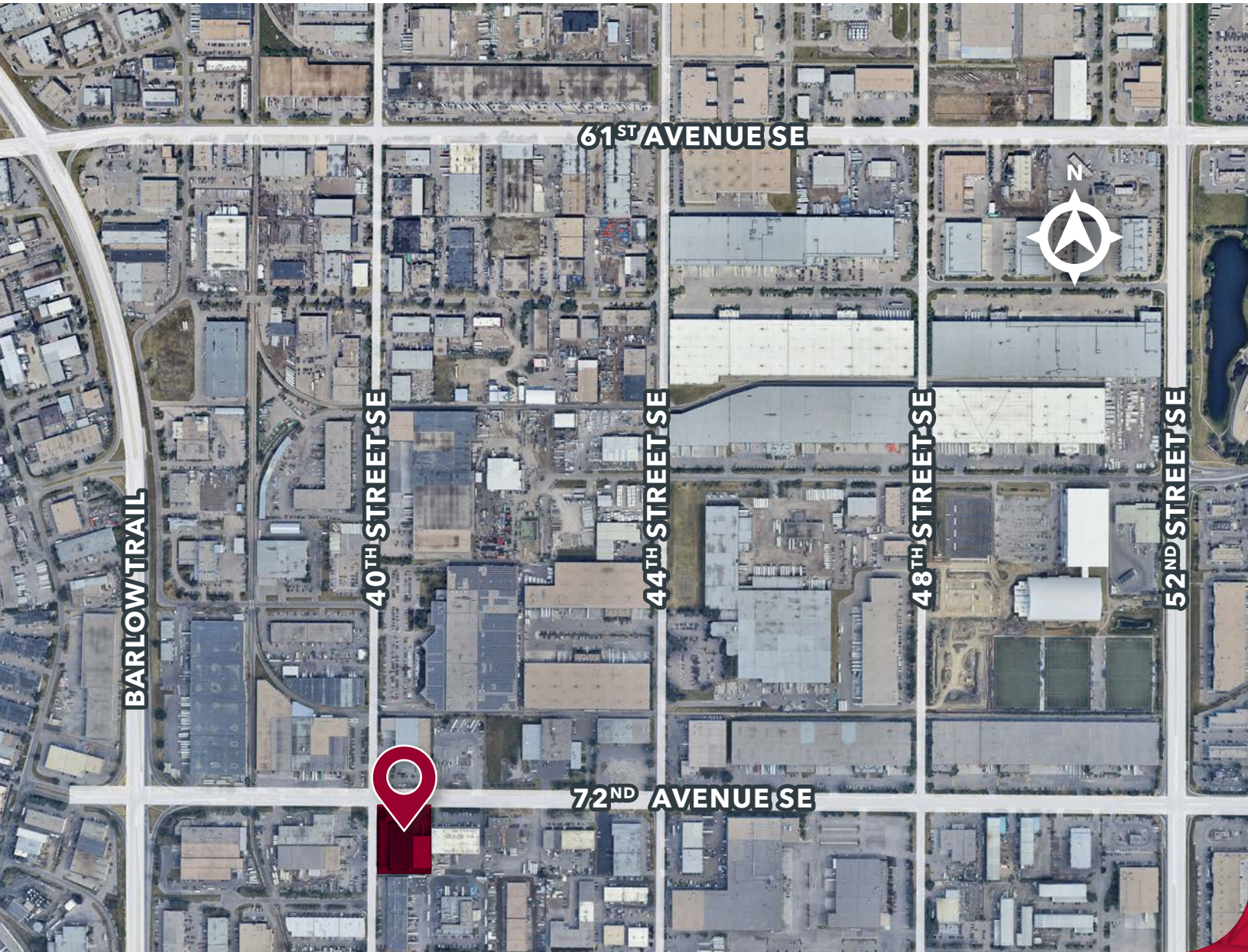
FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US



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



COMMERCIAL REAL ESTATE SERVICES

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary