

# \$12 - 3, 1404 44 Avenue Ne, Calgary

MLS® #A2175752

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Multifunctional 3 Bays unit total of 6,330 square feet. All bays are on separate title. Operating cost \$6.50/sq ft. 2 loading docks. 6 parking stalls parking at the front and 12 more at the back of the building. 12 ft ceiling heights. HVAC unit in the building. Easy access to major arteries, minutes to airport. Previously operated as as dog daycare and training facility.

Built in 1973

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2175752   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1973       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3, 1404 44 Avenue Ne |
| Subdivision | McCall               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 6L6              |

## Amenities



Parking Spaces 18

### **Additional Information**

Date Listed October 28th, 2024

Days on Market 156

Zoning I-G

### **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.