

# \$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 \$7.00/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        184  
Zoning                    I-G

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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