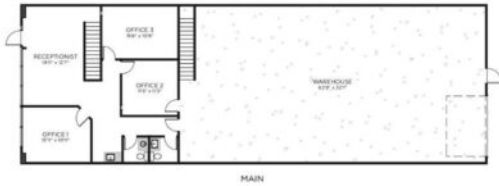




H, 7139 40 Street SE  
Calgary, Alberta

MLS # A2305229

# 7139 40 St SE - 04.23.2026  
Main Floor Area - 3,091.33 SQ.FT/ 28718 H2  
Upper Floor Area - 1105.74 SQ.FT/ 102.72 H2  
Total Floor Area - 4,197.07 SQ.FT/ 389.90 H2



**\$759,000**

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 40,580 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This versatile industrial property is located in the heart of Foothills Industrial Park in Southeast Calgary, offering immediate access to major transportation arteries including Barlow Trail SE, Glenmore Trail, and Deerfoot Trail. This industrial space is ideal for a business on the move and growing! It can also make a great investment for an industrial investor. PROPERTY HIGHLIGHTS INCLUDE - Over 4100 SQ FT of usable space with a warehouse featuring 22 FOOT CEILINGS and a 14' by 12' GARAGE DOOR. The area of the warehouse is approximately 2100 SQ FT. The main floor (INCLUDING WAREHOUSE) measures at 3091 SQ FT with a 1105 SQ FT mezzanine. Three main floor offices, a large reception / sales area, and two bathrooms complete the floor. Upstairs find abundant storage, a potential boardroom and two more offices. The condo corporation is installing a new roof. Dedicated parking stalls, scramble parking and lots of yard in the back. Book a tour today.