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5110 56 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
27154


MLS ID:
A2184463

\$11,000,000



 **JOHN OLIVERIO**
 (403) 540-4838

 RE/MAX House of Real Estate
 403-287-3880

 5110 56 Avenue SE, Calgary , Alberta T2C 4M9

Transaction Type

For Sale

Days On Market

209

Zoning

I-G

Subdivision

Foothills

Building TypeFree-Standing,Manufacturing,Office
Building,See Remarks**Year Built**

1998

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8010178

Building Area (Sq. Ft.)

18964.00

Building Area (Sq. M.)

1761.80

Lot Size (Sq. Ft.)

70568

Lot Size (Acres)

1.62

Roof

Asphalt/Gravel

Heating

Central

InclusionsAll attached equipment including 2x10
Tonne cranes and 2x5 Tonne Cranes all
either newer, and well maintained**Restrictions**

See Remarks

ReportsAnnual Property Operating
Data,Financial Statements,Pro-
Forma,RPR

An extraordinary and rare opportunity awaits with this prime real estate offering. Spanning 1.62 acres of I-G zoned land, it features immediate access to major road ways and to the RAILWAY system directly behind the fence line. The building boasts main and upper office spaces, reception areas, meeting rooms, and kitchens. The yard and warehouse are exceptionally well-equipped, featuring two newer 5-tonne cranes and two newer 10-tonne cranes. This established and profitable company has a 30+ year track record in manufacturing light standards, pole-line hardware, and site-specific structures for the roadway, energy, land development, and agricultural markets. Built on strong relationships and a commitment to quality, the company operates a well-equipped fabrication facility that fosters continual technological innovation. All products are CSA-certified, and the facility is governed by CWB standards, underscoring the company's dedication to quality and safety.

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