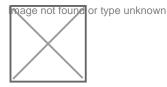


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5110 76 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30818

MLS ID: A2227029

\$3,095,000



**△** TATE ARONOVICH

- U CDN Global Advisors Ltd.
- **403-531-4336**
- 🖒 5110 76 Avenue SE, Calgary , Alberta T2C 2X2

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

23

Zoning

Industrial General

Subdivision Foothills

Year Built 1990

**Structure Type** 

Industrial

**Property Type** Commercial

**Property Sub Type** 

Building Area (Sq. M.)

Industrial

Legal Plan

1811637

Building Area (Sq. Ft.)

1045.15

Lot Size (Sq. Ft.)

33541

Lot Size (Acres)

Inclusions

0.77

11250.00

N/A

Restrictions None Known

Reports None

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs. The shop is fully equipped with two 5-ton overhead cranes, three 16' x 16' drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency. The 50' x 200' clear span layout, combined with crane infrastructure and 24-foot clear height (18 feet under hook), makes this an ideal facility for heavy-duty industrial applications.

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