

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**

 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 Industrial
Legal Plan 1811637	Building Area (Sq. Ft.) 11250.00	Building Area (Sq. M.) 1045.15
Lot Size (Sq. Ft.) 33541	Lot Size (Acres) 0.77	Inclusions 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.