

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.

## **14, 5610 46 STREET SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30985

MLS ID: A2231550

\$1,590,000



- △ CHRIS SKOWRON
- **2** (403) 247-5171
- RE/MAX Real Estate (Mountain View)
- **403-247-5171**
- 14, 5610 46 Street SE, Calgary , Alberta T2C 4P9

**Transaction Type** 

For Sale

**Days On Market** 

124

Zoning

I-G

Subdivision

South Foothills

**Building Type**Condo Complex

Year Built 2005

**Structure Type** 

Mixed Use

Property Type Commercial **Property Sub Type** 

Industrial

Legal Plan

Building Area (Sq. Ft.)

0514149

4717.00

Building Area (Sq. M.)

438.22

Roof Flat Heating Combination Inclusions

**EVERYTHING PRETAING TO THE** 

BUILDING

Restrictions Reports
None Known Call Lister

This exceptional, 4,700+ sq. ft. food manufacturing and food storage facility is equipped to support a wide range of food-related businesses. The property features a dedicated shipping area with two loading doors, including one raised door. Additionally, the site offers a large fenced yard space at the rear of the building. Currently operating as a pasta manufacturing and distribution facility. The building offers significant food business expansion potential. The facility's strategic location offers excellent access to major transportation routes, ensuring efficient logistics for both incoming raw materials and outgoing finished products. In addition to its practical features, the building's design and infrastructure comply with modern industry standards, providing a safe and hygienic environment that meets stringent quality control requirements. Investing in this property presents a remarkable opportunity for growth and innovation in the food industry. The extensive space and advanced facilities make it an ideal choice for businesses looking to scale up their operations or diversify their product offerings. Whether you are an established company seeking to expand or a new venture aiming to establish a strong foothold in the market, this facility offers the perfect foundation for success. Seize the chance to elevate your food manufacturing, storage, or distribution capabilities with this outstanding property, and position your business at the forefront of the industry.

**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.