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9415 48 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

32684

MLS ID:

A2266835

\$16 **BRUCE MCINTOSH** (403) 256-3888 RE/MAX Landan Real Estate 403-256-3888 9415 48 Street SE, Calgary , Alberta T2C 2R1

Transaction Type	Title	Days On Market
For Lease	Fee Simple	108
Lease Amount	Lease Frequency	Zoning
16.00	Annually	I-G
Subdivision	Building Type	Year Built
South Foothills	Free-Standing, Manufacturing, See Remarks	2006
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2571AF	20580.00	1911.93
Construction Type	Roof	Foundation
Metal Frame, Metal Siding, See Remarks	Metal	Poured Concrete, See Remarks
Heating	Inclusions	Restrictions
Natural Gas	Call lister for details.	None Known
Reports		
RPR		

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 3.36-acre property offers excellent access for industrial and commercial operations. The fully serviced site is gravelled with an asphalted front area, zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls. The 20,580 sq. ft. manufacturing building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft x 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility. Included is a 5,680 sq. ft. two-storey, air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system. Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—this facility is available for long-term lease, with or without equipment. Additionally, the owner is open to entertaining the sale of the current business. The land, business, and property could be purchased as a package. Do not contact the owner or employees directly. A confidentiality agreement is required.

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