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5110 56 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
32888


MLS ID:
A2271048

\$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

62

Zoning

I-G

Subdivision

Foothills

Building Type

Free-Standing,Mixed Use,See Remarks

Year Built

1998

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

8010178

Building Area (Sq. Ft.)

18860.00

Building Area (Sq. M.)

1752.14

Lot Size (Sq. Ft.)

70568

Lot Size (Acres)

1.62

Roof

Mixed

Heating

Central,Natural Gas

Inclusions

N/A

Restrictions

Call Lister,See Remarks

Reports

Aerial Photos,Annual Property Operating
Data,Chattel/Equipment,Information
Package

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. Property Information

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