

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 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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 110	<b>Zoning</b> I-G
<b>Subdivision</b> Foothills	<b>Building Type</b> Free-Standing,Mixed Use,See Remarks	<b>Year Built</b> 1998
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8010178	<b>Building Area (Sq. Ft.)</b> 18860.00	<b>Building Area (Sq. M.)</b> 1752.14
<b>Lot Size (Sq. Ft.)</b> 70568	<b>Lot Size (Acres)</b> 1.62	<b>Roof</b> Mixed
<b>Heating</b> Central,Natural Gas	<b>Inclusions</b> N/A	<b>Restrictions</b> 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

**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.