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5430 30 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34543

MLS ID:
A2295750

\$9,995,000



 **BRETT GREFF**
 (403) 338-2200

 Royal LePage Blue Sky
 403-338-2200

 5430 30 Street SE, Calgary , Alberta T2C 1G2

Transaction Type For Sale	Days On Market 62	Zoning I-G
Subdivision Foothills	Building Type See Remarks	Year Built 1972
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2007JK	Building Area (Sq. Ft.) 57300.00	Building Area (Sq. M.) 5323.30
Lot Size (Sq. Ft.) 101073	Lot Size (Acres) 2.32	Cooling Full
Heating Make-up Air,Natural Gas	Lot Features Corner Lot	Inclusions Anything currently in property.
Restrictions None Known	Reports Building Plans,Call Lister,Chattel/Equipment,Environmental Phase 2	

The previous Cannabis Cultivation Company spent upwards of 29M for the build out of this facility. The building was constructed in 2 phases, with a Phase 1 completion date in 2017 and a Phase 2 completion date in 2019. Collectively between the two phases, over 30 areas are used for production, processing, and packaging, which includes growing rooms, Vegetation rooms, drying rooms, clipping rooms, extraction rooms, and packaging rooms. The remaining areas of the facility include office space, warehouse space, shipping and receiving space, employee break areas, storage rooms, and mechanical rooms. Building can be used as is or converted back to a shell. Would be ideal for a vertical farming setup or a Data Centre. Extremely overbuilt, high end heating/cooling ventilation systems. Heavy power. Tied directly to Enmax, not into a substation. 15000 kVa available power.

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