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5110 56 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
26090


MLS ID:
A2146376

\$11,000,000



 **JOHN OLIVERIO**
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 RE/MAX Real Estate (Central)
 403-216-1600

 5110 56 Avenue SE, Calgary , Alberta T2C 4M9

Transaction Type For Sale	Days On Market 49	Zoning I-G
Subdivision Foothills	Building Type Manufacturing,See Remarks,Warehouse	Year Built 1998
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8010178	Building Area (Sq. Ft.) 252284.53	Building Area (Sq. M.) 23437.80
Lot Size (Sq. Ft.) 70568	Lot Size (Acres) 1.62	Cooling Central Air
Heating Natural Gas	Inclusions all attached equipment including 2 x 10 tonne cranes and 2 x 5 tonne cranes	Restrictions None Known

Reports

Aerial Photos,Annual Property Operating
Data,Building Location
Certificate,Compliance
Certificate,Financial Statements,Land
Survey

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.

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