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## 5110 56 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
27154


**MLS ID:**  
A2184463

**\$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**

209

**Zoning**

I-G

**Subdivision**

Foothills

**Building Type**Free-Standing,Manufacturing,Office  
Building,See Remarks**Year Built**

1998

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

8010178

**Building Area (Sq. Ft.)**

18964.00

**Building Area (Sq. M.)**

1761.80

**Lot Size (Sq. Ft.)**

70568

**Lot Size (Acres)**

1.62

**Roof**

Asphalt/Gravel

**Heating**

Central

**Inclusions**All attached equipment including 2x10  
Tonne cranes and 2x5 Tonne Cranes all  
either newer, and well maintained**Restrictions**

See Remarks

**Reports**Annual Property Operating  
Data,Financial Statements,Pro-  
Forma,RPR

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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