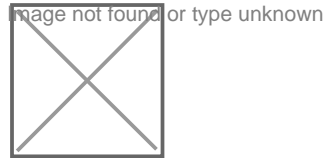


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## THIS IS A FULLY OPERATIONAL BREWERY AND DISTILLERY BUILT WITH TOP OF THE LINE EQUIPMENT AND...



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
27415


**MLS ID:**  
A2189517

**\$1,980,000**



 **GORD HYLAND**  
 (403) 703-7827

 MaxWell Capital Realty  
 403-253-5678

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 8	<b>Lease Amount</b> 8.50
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2012	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 12000.00
<b>Building Area (Sq. M.)</b> 1114.83	<b>Inclusions</b> All furniture, fixtures and equipment in the brewery are included in the sale.	<b>Restrictions</b> None Known
<b>Reports</b> Formal Lease		

This is a fully operational brewery and distillery built with top of the line equipment and building specs. It has the capability to produce 500,000 litres per year (this equates to 10,000 50-litre kegs per year or 192 kegs per week). With the addition of approximately \$200,000 to \$220,000 of investment, production could be increased to 1 Million litres per year. The facility is licensed for 3 separate types of production: 1. As a brewery 2. Distillery for production of spirits. 3. An NGS license (national grain spirits). This space is 2 condominium bays and the Landlord would be willing to sell the real estate for between \$1.8 - \$2 Million. There is an automatic canning line with provision for labelling up to 35 cans per minute. The complete facility is built to code and ready for a new owner to take over with no upgrades needed. The owner is willing to stay on as production manager, hired by the new owners. The owner designed the brewery from scratch and has the highest calibre of equipment, fixtures, finishing, including tile flooring and stainless steel fixturing. This is a brewery that must be seen and explained to be fully appreciated!

**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.