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## 14, 5610 46 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
28944


**MLS ID:**  
A2177073

**\$1,415,000**



 **CHRIS SKOWRON**  
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 RE/MAX Real Estate (Mountain View)  
 403-247-5171

 14, 5610 46 Street SE, Calgary , Alberta T2C 4P9

**Transaction Type**

For Sale

**Days On Market**

151

**Zoning**

I-G

**Subdivision**

South Foothills

**Building Type**Commercial Mix,Condo  
Complex,Manufacturing,Mixed Use,See  
Remarks**Year Built**

2005

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0514149

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

4717.00

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

438.22

**Roof**

Flat

**Heating**Boiler,Make-up Air,Forced Air,See  
Remarks**Inclusions**ALL PERMANENT FIXTURES,  
FREEZERS, FORK LIFT, ALL  
LOCKERS, SHELVING IN FREEZER,  
ALL KITCHEN EQUIPMENT,  
KITCHEN'S CANOPY, ALL PIRATING  
TO THE BUILDING.**Restrictions**

See Remarks

**Reports**

Building Plans,Condo/Strata Bylaws

This exceptional, 4,700+ sq. ft. food manufacturing and food storage facility is equipped to support a wide range of food-related businesses. The property features a dedicated shipping area with two loading doors, including one raised door. Additionally, the site offers a large fenced yard space at the rear of the building. Currently operating as a pasta manufacturing and distribution facility. The building offers significant food business expansion potential. It is already CFIA-compliant, and with the appropriate application, it can be approved for across province and international food production and distribution. Inside, the facility includes about 550 SqFt of Refrigeration divided into a raw freezer, a raw cooler, a standard cooler, and a holding freezers with a large kitchen area as well as packaging area. Additional features include a spacious 3 front offices with windows, a lab room, as well as employee change rooms with lockers for both male and female staff. This is a turnkey opportunity for pasta food production, storage, or distribution business OR expand your business for a facility for Food Catering or Speciality Food Manufacturing.

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