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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**
 (403) 247-5171

 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

197

Zoning

I-G

Subdivision

South Foothills

Building TypeCommercial 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

HeatingBoiler,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. The facility's strategic location offers excellent access to major transportation routes, ensuring efficient logistics for both incoming raw materials and outgoing finished products. In addition to its practical features, the building's design and infrastructure comply with modern industry standards, providing a safe and hygienic environment that meets stringent quality control requirements. Investing in this property presents a remarkable opportunity for growth and innovation in the food industry. The extensive space and advanced facilities make it an ideal choice for businesses looking to scale up their operations or diversify their product offerings. Whether you are an established company seeking to expand or a new venture aiming to establish a strong foothold in the market, this facility offers the perfect foundation for success. Seize the chance to elevate your food manufacturing, storage, or distribution capabilities with this outstanding property, and position your business at the forefront of the industry.

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