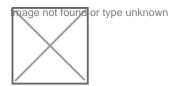


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (403) 247-5171
- RE/MAX Real Estate (Mountain View)
- **403-247-5171**
- 14, 5610 46 Street SE, Calgary, Alberta T2C 4P9

Transaction TypeDays On MarketZoningFor Sale151I-G

**Building Type** 

SubdivisionCommercial Mix,CondoYear BuiltSouth FoothillsComplex,Manufacturing,Mixed Use,See2005

Remarks

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0514149 4717.00 438.22

Inclusions

Roof

ALL PERMANENT FIXTURES,
FREEZERS, FORK LIFT, ALL

Boiler, Make-up Air, Forced Air, See LOCKERS, SHELVING IN FREEZER,

Remarks ALL KITCHEN EQUIPMENT,

KITCHEN'S CANOPY, ALL PIRATING

TO THE BUILDING.

Restrictions Reports

See Remarks 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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