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## 5110 76 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
30818


**MLS ID:**  
A2227029

**\$3,095,000**



 **TATE ARONOVICH**

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 403-531-4336

 5110 76 Avenue SE, Calgary , Alberta T2C 2X2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 103
<b>Zoning</b> Industrial General	<b>Subdivision</b> Foothills	<b>Year Built</b> 1990
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 1811637	<b>Building Area (Sq. Ft.)</b> 11250.00	<b>Building Area (Sq. M.)</b> 1045.15
<b>Lot Size (Sq. Ft.)</b> 33541	<b>Lot Size (Acres)</b> 0.77	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs. The shop is fully equipped with two 5-ton overhead cranes, three 16' x 16' drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency. The 50' x 200' clear span layout, combined with crane infrastructure and 24-foot clear height (18 feet under hook), makes this an ideal facility for heavy-duty industrial applications.

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