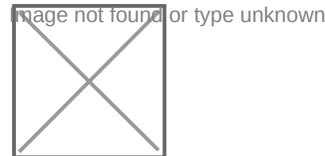


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5110 76 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32153

MLS ID:
A2257650

\$16



 **TATE ARONOVICH**

 CDN Global Advisors Ltd.
 403-531-4336

 5110 76 Avenue SE, Calgary , Alberta T2C 2X2

Transaction Type For Lease	Title Fee Simple	Days On Market 27
Lease Amount 16.00	Lease Frequency Annually	Zoning Industrial General
Subdivision Foothills	Year Built 1990	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1811637
Building Area (Sq. Ft.) 11250.00	Building Area (Sq. M.) 1045.15	Lot Size (Sq. Ft.) 33541
Lot Size (Acres) 0.77	Inclusions None	Restrictions None Known
Reports 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, 24-foot clear height (18 feet under hook) and 400 amps @ 600 Volt, makes this an ideal facility for heavy-duty industrial applications. Posted rate is the net lease rate. Operating Costs are approx. \$6.00 p.s.f. for 2025

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