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9415 48 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32684

MLS ID:
A2266835

\$16



 **BRUCE MCINTOSH**
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 9415 48 Street SE, Calgary , Alberta T2C 2R1

Transaction Type For Lease	Title Fee Simple	Days On Market 189
Lease Amount 16.00	Lease Frequency Annually	Zoning I-G
Subdivision South Foothills	Building Type Free-Standing,Manufacturing,See Remarks	Year Built 2006
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2571AF	Building Area (Sq. Ft.) 20580.00	Building Area (Sq. M.) 1911.93
Construction Type Metal Frame,Metal Siding ,See Remarks	Roof Metal	Foundation Poured Concrete,See Remarks
Heating Natural Gas	Inclusions Call lister for details.	Restrictions None Known
Reports RPR		

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 3.36-acre property offers excellent access for industrial and commercial operations. The fully serviced site is gravelled with an asphalt area in the parking and loading area. zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls. The property with or without the existing business is also for sale. Commission to cooperating realtors on a lease is 2.5 % of the base lease. Cooperating commission on a sale of the property is 1.5% of the final sale price. The 20,580 sq. ft. manufacturing building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft x 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility. Included is a 5,680 sq. ft. two-story, air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system. Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—this facility is available for long-term lease, with or without equipment. The owner is open to the sale of the current business, the land, and the buildings as a package. The package includes an additional 1.5 acre with a 6,000 sq. ft. shop that is fully leased on a long-term lease to a good Landscaping supply tenant. Do not contact the owner or employees directly. A confidentiality agreement is required.

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