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3000 15 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33381

MLS ID:
A2276441

\$24,000,000



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
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 3000 15 Street NE, Calgary , Alberta T2E 8V6

Transaction Type For Sale	Days On Market 127	Zoning I-G
Subdivision South Airways	Year Built 1999	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9912882
Building Area (Sq. Ft.) 55276.00	Building Area (Sq. M.) 5135.27	Lot Size (Sq. Ft.) 266516
Lot Size (Acres) 6.12	Inclusions n/a	Restrictions Call Lister
Reports Call Lister		

This 55,276 SF CFIA-approved production facility is situated on 6.11 acres in the South Airways Industrial Park and offers a rare combination of cooler, freezer, and food production space, with substantial upgrades completed in 2022. The property features an excellent dock door ratio ideal for distribution and cross-docking, including 20 dock doors, 26 courier dock doors (currently closed off), and two drive-in doors. It includes 12,479 SF of well-appointed office space over two floors with multiple private offices, boardrooms, and washrooms on each level, as well as 42,797 SF of warehouse space comprising processing areas, cooler and freezer areas, loading docks, and general warehouse space. The building is equipped with recently upgraded power to approximately 1,200 amps, 600 volts, three-phase (to be confirmed), and an ESFR sprinkler system throughout. The site offers 107 parking stalls and 40 trailer storage stalls, along with the potential to expand the building by approximately 20,000 SF. The property provides convenient access to 12 Street NE, 32 Avenue NE, and Deerfoot Trail NE, with availability negotiable and further details available in the brochure.

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