

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.

5430 30 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta


Listing ID:
34543


MLS ID:
A2295750

\$9,995,000



 **BRETT GREFF**
 (403) 338-2200

 Royal LePage Blue Sky
 403-338-2200

 5430 30 Street SE, Calgary , Alberta T2C 1G2

Transaction Type For Sale	Days On Market 74	Zoning I-G
Subdivision Foothills	Building Type See Remarks	Year Built 1972
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2007JK	Building Area (Sq. Ft.) 57300.00	Building Area (Sq. M.) 5323.30
Lot Size (Sq. Ft.) 101073	Lot Size (Acres) 2.32	Cooling Full
Heating Make-up Air,Natural Gas	Lot Features Corner Lot	Inclusions Anything currently in property.
Restrictions None Known	Reports Building Plans,Call Lister,Chattel/Equipment,Environmental Phase 2	

The previous Cannabis Cultivation Company spent upwards of 29M for the build out of this facility. The building was constructed in 2 phases, with a Phase 1 completion date in 2017 and a Phase 2 completion date in 2019. Collectively between the two phases, over 30 areas are used for production, processing, and packaging, which includes growing rooms, Vegetation rooms, drying rooms, clipping rooms, extraction rooms, and packaging rooms. The remaining areas of the facility include office space, warehouse space, shipping and receiving space, employee break areas, storage rooms, and mechanical rooms. Building can be used as is or converted back to a shell. Would be ideal for a vertical farming setup or a Data Centre. Extremely overbuilt, high end heating/cooling ventilation systems. Heavy power. Tied directly to Enmax, not into a substation. 15000 kVa available power.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.