

Fabrication  
Manufacturing  
Building  
// 11,250 SF

# FOR SALE/LEASE

5110 76 Ave SE, Calgary, AB



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# PROPERTY HIGHLIGHTS



- Ideal fabrication / service facility
- Bonus Mezzanine – Lunchroom
- 50-’ x 200’ Clear span shop area
- Make-up air and cranes
- Electrical distribution throughout
- 18’ hook height
- Includes (2) Five Ton Cranes

## PROPERTY OVERVIEW

<b>Address:</b>	5110 76 Ave SE Calgary, AB
<b>District:</b>	Foothills Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Office Area:</b>	1,250 SF
<b>Shop Area:</b>	10,000 SF
<b>Total Square Footage:</b>	11,250 SF
<b>Site Area:</b>	0.77 Acres
<b>Clear Height:</b>	24 (18’ under hook)
<b>Loading:</b>	(3) 16’ x 16’ Drive-in Door

<b>Power:</b>	200 amps @ 600 volt
<b>Make-up Air:</b>	12,000 CFM
<b>Sale Price:</b>	\$3,095,000.00
<b>Property Tax:</b>	\$55,860.19 (est. 2024)
<b>Lease Rate:</b>	\$16.00 PSF
<b>Operating Costs:</b>	\$6.00 (est. for 2025)
<b>Cranes:</b>	(2) 5 Ton
<b>Availability:</b>	September 2025



# INTERIOR FEATURES //





# LOCATION

Located in SE Calgary, Foothills Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Kidco Construction Ltd, PepsiCo Beverages Canada, Noramco, Big Rock Brewery and many others.**



## Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **14 minutes**

Calgary Airport: **18 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



Auto Route



restaurants  
& fast food



fuel / charging  
stations

72 Ave SE

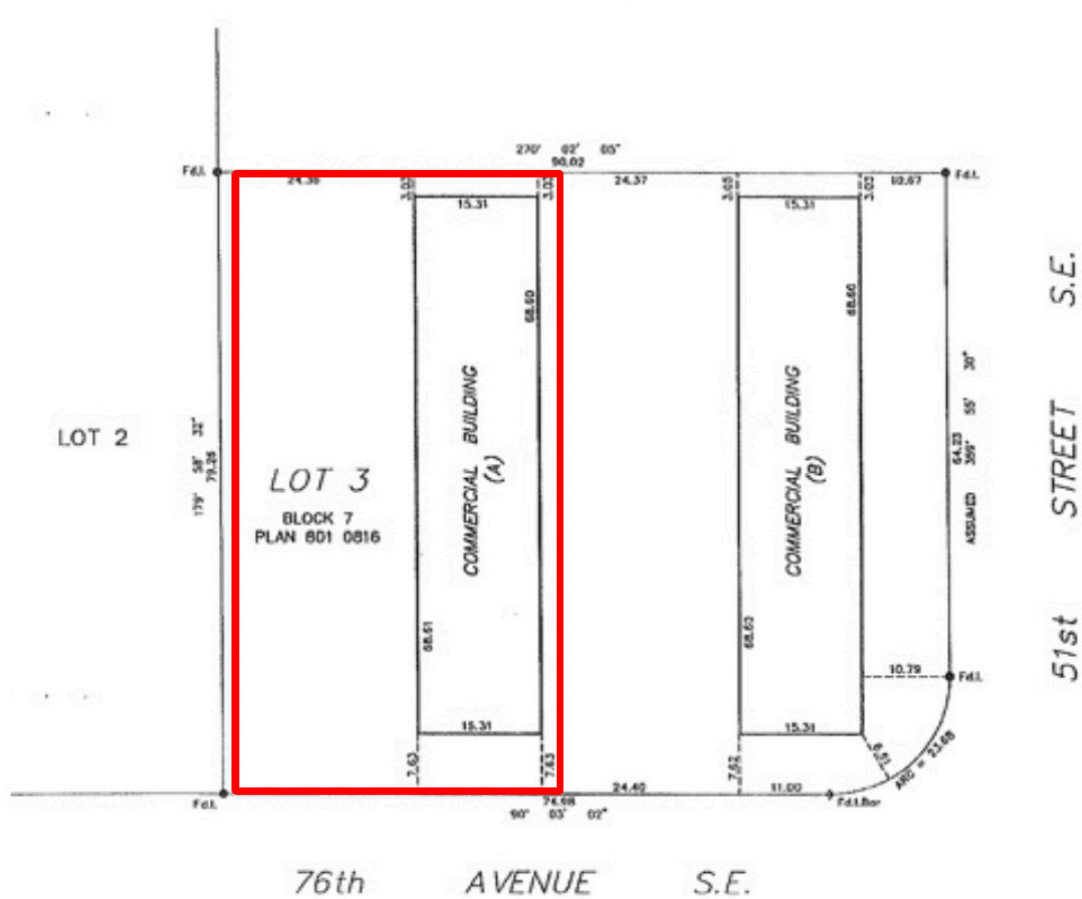
5110 76 Ave SE



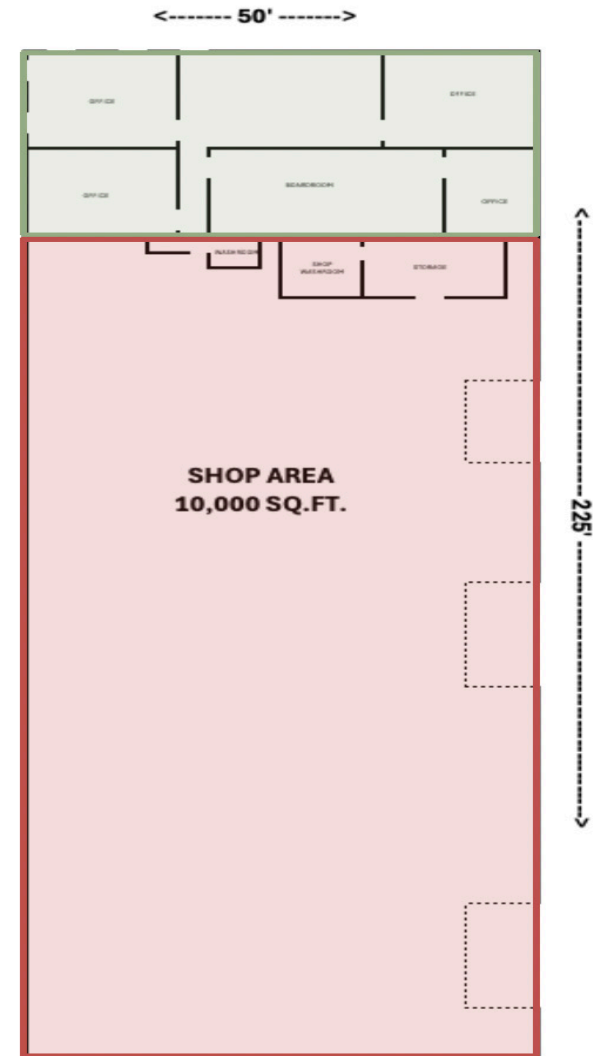
Glenmore Trail SE

52 Street SE

## PLANS //



Total floor plan area is 11,250 sq ft. The warehouse or main floor is 10,000 sq ft and the office area is 1,250 sq ft.







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