

MANUFACTURING BUILDING
// 48,363 SF

FOR SALE
8615 48 Street SE, Calgary, AB



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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Address:	8615 48 Street SE, Calgary, AB	Cranes:	5X 10 ton cranes &
District:	Foothills Industrial		2X 15 ton cranes (16'6" hook height)
Zoning:	Industrial General (I-G)	Make-Up Air:	28,000 CFM (TBV)
Office Area:	7,139 PSF	Sale Price:	\$10,000,000.00 (\$206.77 psf)
Warehouse:	41,224 PSF	Property Tax:	\$163,621.97 (est. 2025)
Total Square Footage:	48,363 PSF	Availability:	est. May, 2026. (Tenant may be willing to vacate sooner. Please inquire)
Site Area:	4.76 Acres		
Loading:	6X Drive-In Doors (Various sizes)		

PROPERTY HIGHLIGHTS



INTERIOR FEATURES // 8615 48 Street SE



LOCATION

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



Drive Times:

Stoney Trail: 5 minutes

Deerfoot Trail SE: 9 minutes

Calgary Airport: 27 minutes

Nearby Amenities

Easy accessibility & close proximity to:



Auto Route



restaurants
& fast food

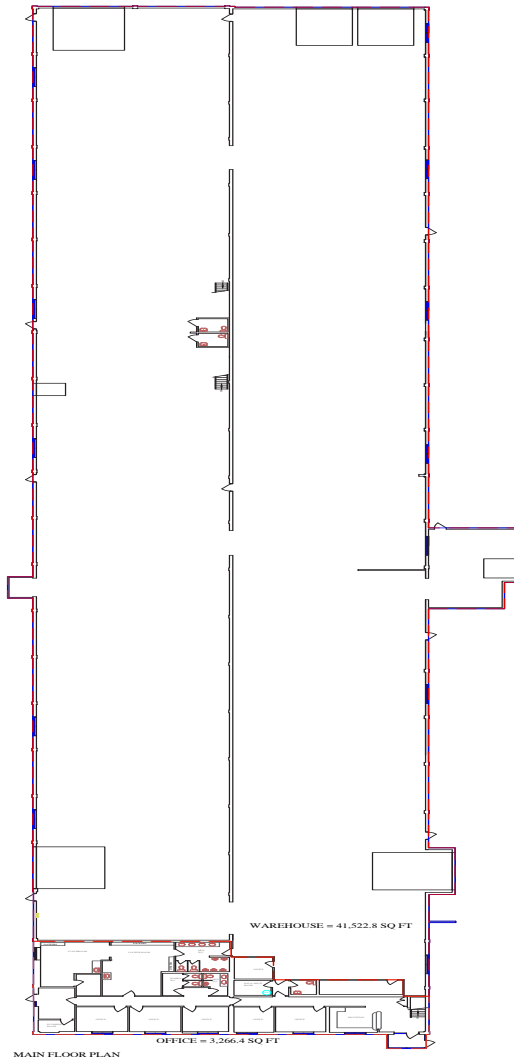


fuel / charging
stations

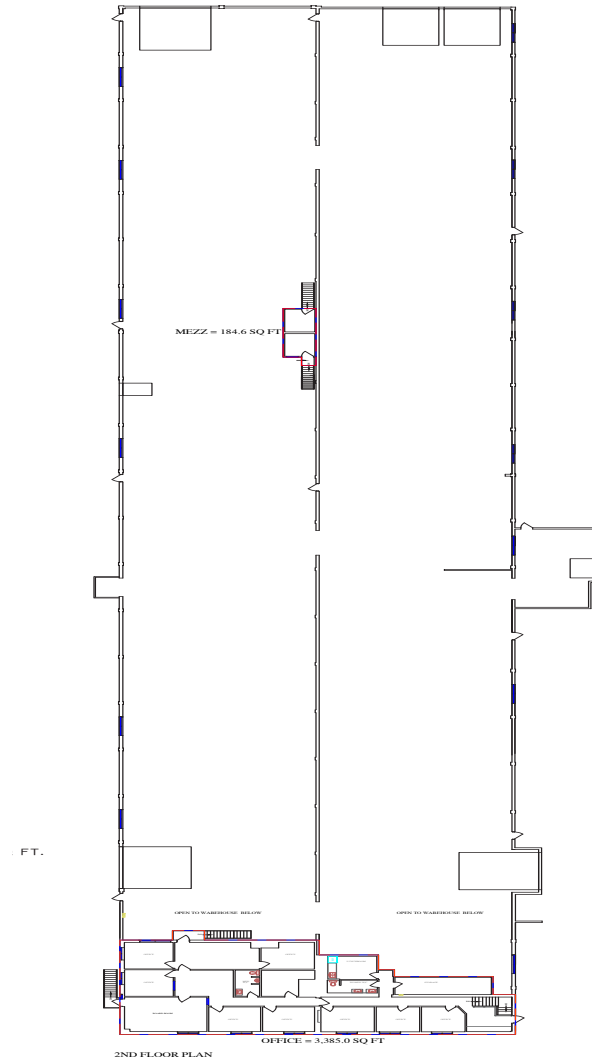


Prime Industrial
park location

FLOOR PLANS



Warehouse (main floor)



Office (upper floor)

Total floor plan area is 48,363 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.



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