

For Sale

11056 - 48 Street SE
Calgary, AB



CLASS "A" DISTRIBUTION FACILITY

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Property details

DISTRICT	Eastlake
ZONING	I-G (Industrial General)
TOTAL BUILDING AREA	48,544 sf
SITE SIZE	2.95 Acres
LOADING	10 Dock doors
CEILING	28'
POWER	225 Amp (TBV)
YEAR BUILT	2011
SALE PRICE	\$11,000,000



Property highlights

 Excellent access to Deerfoot Trail, Barlow Trail SE, and the Stoney Trail Ring Road

 High quality office build out

 Motion sensed T5 lighting in warehouse

 Upgraded sprinkler system

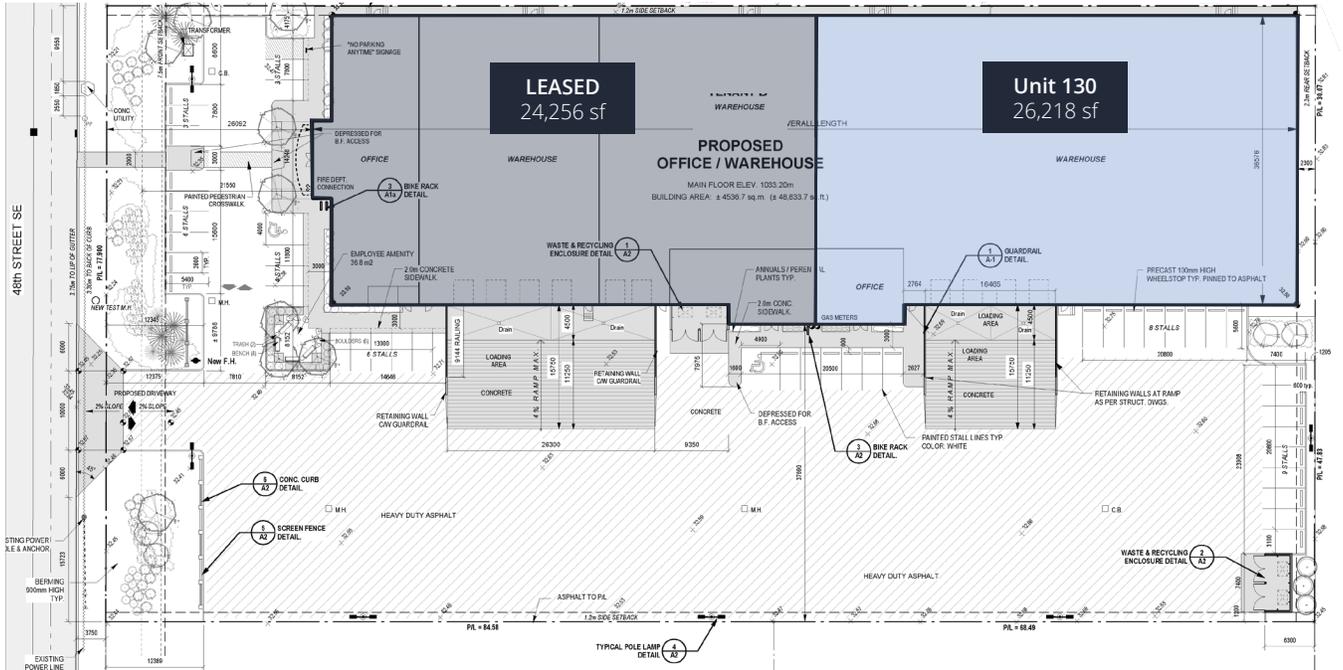
 Large marshalling area with room to accommodate 53 trucks

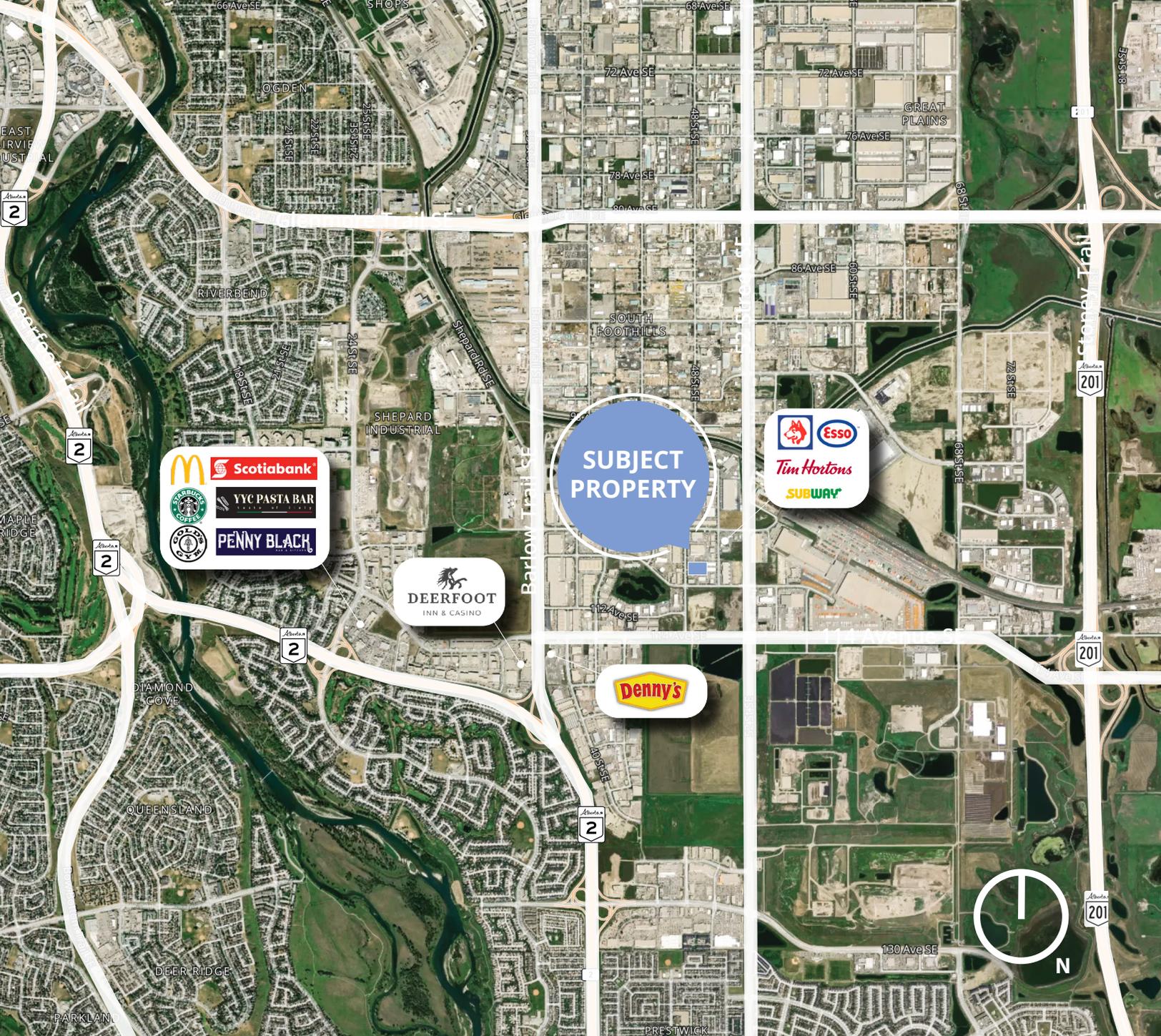




11056 48 Street SE

Site plan





Location

1. Tim Hortons
2. Coop Gas Bar
3. Calgary Coop
4. A&W Canada
5. FreshCo
6. Canadian Pizza Unlimited
7. Mozy Cafe
8. Gusto's Restaurant & Lounge
9. Subway
10. Devil's Head Coffee
11. Brewsters Brewing Company
12. Shawarma Factory
13. Calgary Soccer Centre
14. All Beef Catering & Smokehouse
15. Big Rock Brewery
16. Primo YYC Pasta & Pizza

Drive times

20

minutes
13km to
Downtown Core

26

minutes
29 km to
YYC International Airport

11056

48
Street
SE



Let's connect

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