



Office/Showroom / Drive Through Property
8,684 s.f. total on 1.19 acres

FOR SALE

5565 56 Avenue SE
Calgary, Alberta

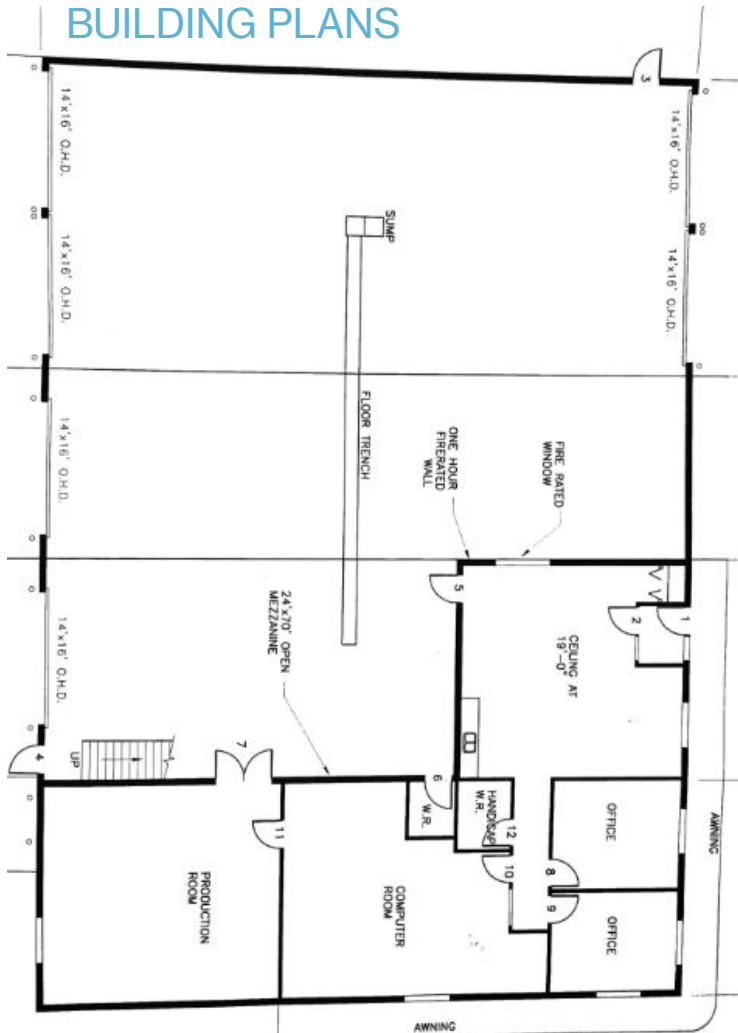
Contact

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BUILDING PLANS



FREE STANDING BUILDING

IDEAL FOR TRUCK SERVICE OR MANUFACTURING

This exceptionally well-maintained 8,680 SF industrial facility in Starfield Industrial Park represents a rare small building owner-user opportunity in the Calgary market, offering a highly functional mix of 2,236 SF of office space, 1,680 SF of mezzanine, and a 4,764 SF shop on a 1.19-acre I-G zoned site with two access points. Built in 1997, the pre-engineered metal building has been consistently cared for and features six drive-in doors, including two full drive-through bays, with the potential to add an additional drive-in door to create a third drive-through bay ideal for truck repair, fleet service, and equipment-based operations. Equipped with 400A power, the building provides an efficient shop layout, strong yard circulation, and a practical site design suited for fabrication, equipment repair, or light manufacturing users. Strategically located within the established Starfield Industrial Park, the site provides excellent connectivity to 52 Street SE, Stoney Trail, Glenmore Trail, and other major transportation corridors, delivering both operational efficiency and long-term value.

Address: 5565 56 Avenue SE, Calgary, AB

Legal Address: Plan 8110666, Block 1, Lot 1

Zoning: I-G, Industrial General

Servicing: Fully serviced

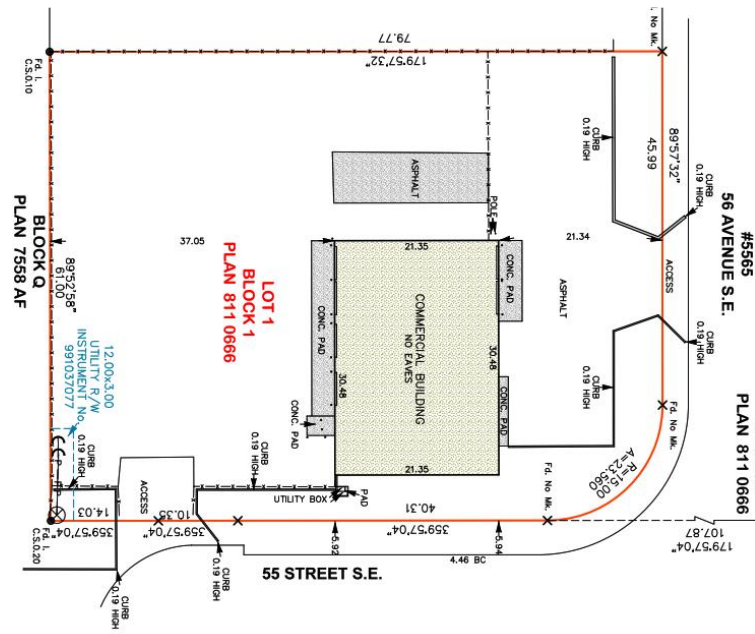
Available: 6 months from waiver of conditions

Taxes: \$ 59,801.76 (2026)

Sale Price: \$2,950,000.00



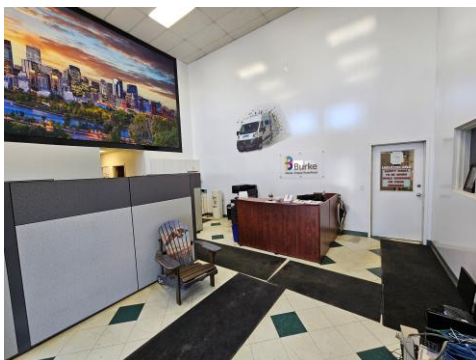
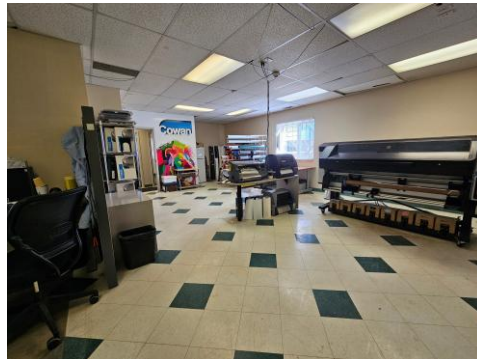
SITE PLAN



PROPERTY DETAILS

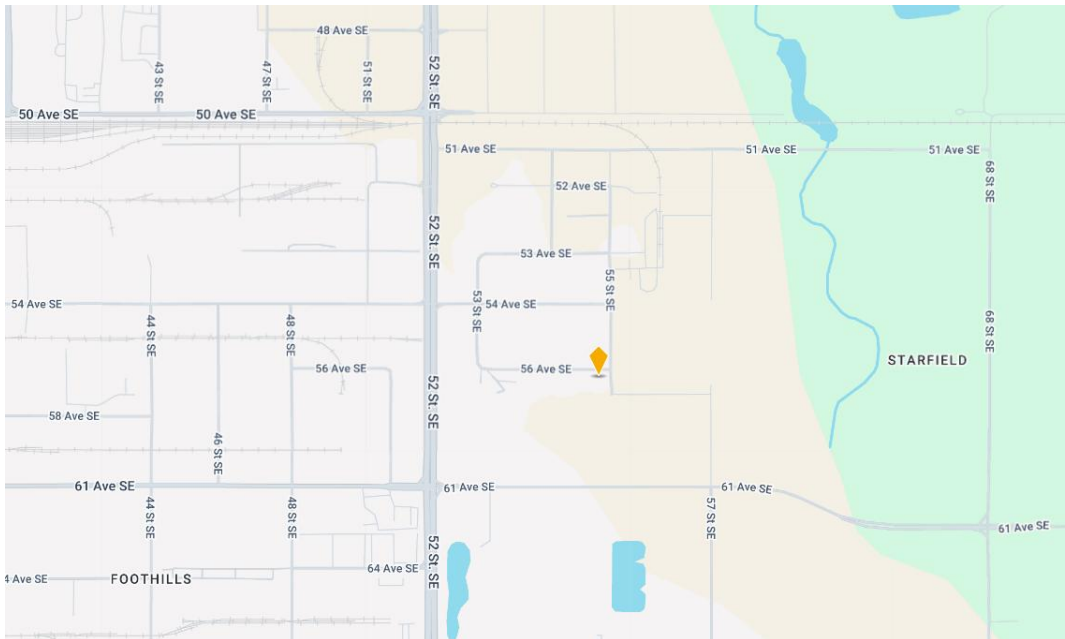
FEATURES

Building Size:	Office/Showroom:	2,236 s.f. +/-
	Mezzanine:	1,680 s.f. +/-
	Shop:	4,768 s.f. +/-
	Total:	8,684 s.f. +/-
Ceiling Height:	21' to the eaves	
Loading:	(6) 14' x 16' drive in (2 Drive through bays)	
Power:	400 amps 120/208 volts.	
Sump:	2 compartment trench	
Comments:	• Corner site with 2 points of access • Fully fenced and secure 1.19 acre site • Built by Mermac Construction in 1997	





PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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