

2867 45 Avenue SE Calgary, AB

Warehouse Sale Opportunity
42,156 SF Cross-Dock Facility on 8.12 Acres

\$10,500,000 CAD



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Located just 15 minutes away from Downtown Calgary, this well-positioned **42,156 SF** industrial property offers functional warehouse and office space with a practical layout that can accommodate a range of industrial and commercial uses. The site benefits from convenient access to major roadways, nearby services, and key employment areas, making it well suited for efficient day-to-day operations. Its central location and practical layout present a strong opportunity for both owner-users and investors.



PROPERTY INFORMATION & BUILDING FEATURES

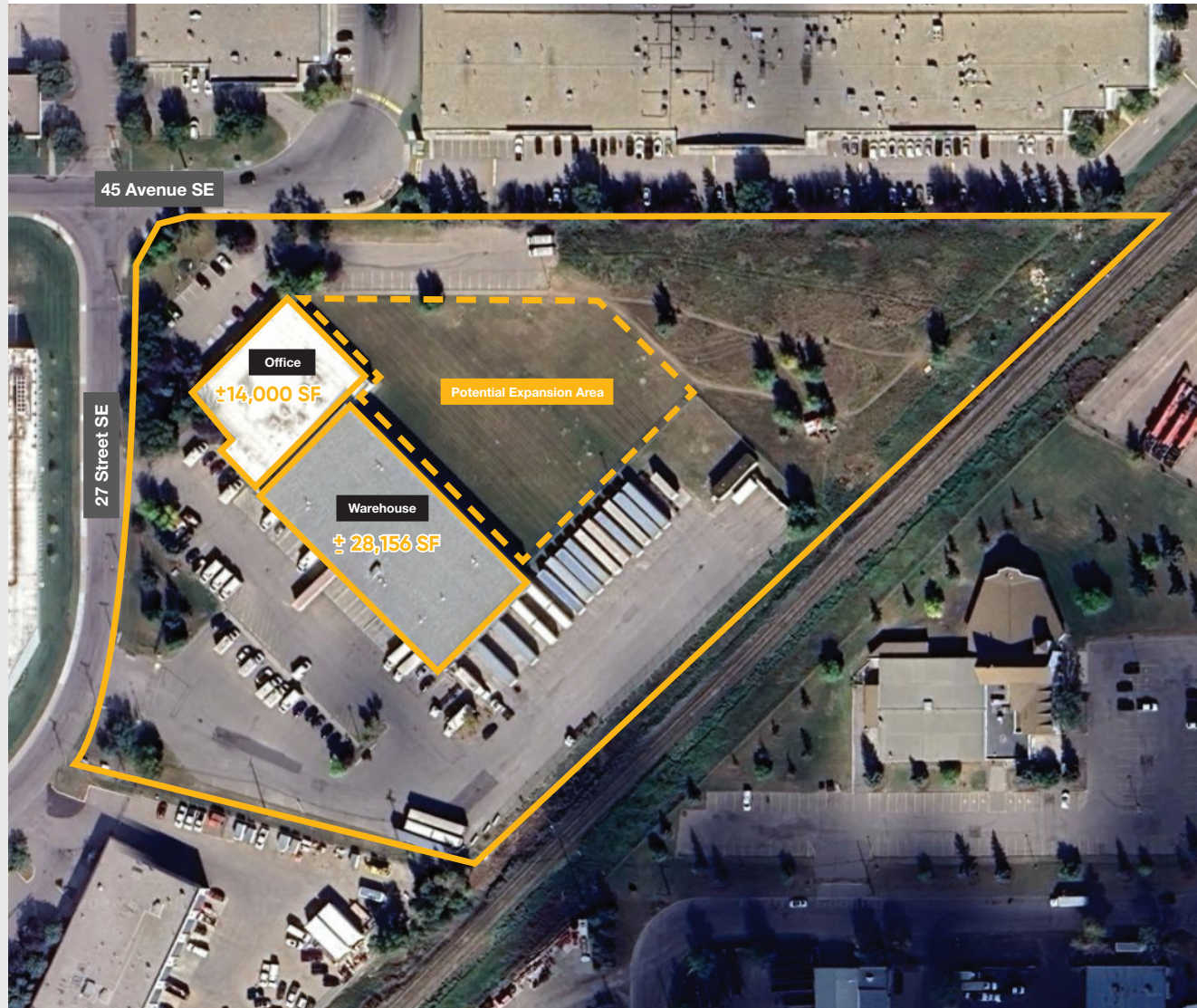
Site Size	8.12 Acres
Total Building Size	42,156 SF
Space Breakdown	
Office	± 14,000 SF
Warehouse	± 28,156 SF
Built (Bldg)	2000
Clear Height	20' - 24'
Sprinkler System	Wet System
Power	800A, 347/600V, 3-Phase
Docks	22 (13 - 36" & 9 - 48")
Auto Parking	± 57 Spaces
Truck Parking	
12'x65'	± 25 Spaces
12'x25'	± 26 Spaces
12'x40'	± 6 Spaces

15
Minute Drive
to Downtown

0.8
Kilometers to
access Highway 2

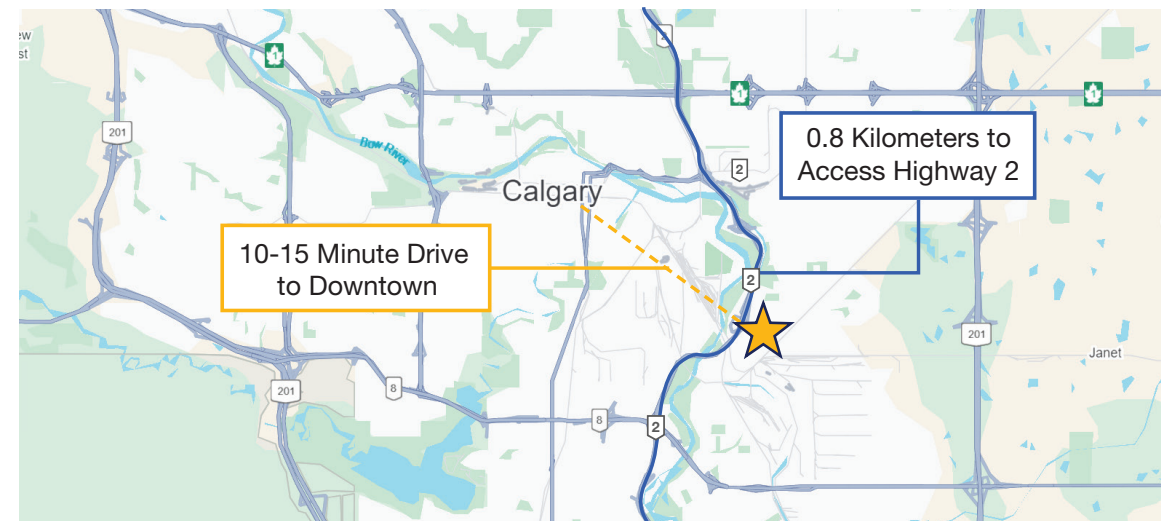
0.5-1.0
Kilometers to Retail,
Dining, & Services

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SITE DETAILS & UPGRADES

- New LED lighting throughout the building and site (2020)
- Fenced and fully secured site
- Warehouse roof is original
- Office roof replaced in 2019
- Office space recarpeted and repainted in 2020



42,156 SF BUILDING

Architectural site plan of a 42,156 SF building complex. The plan shows a large rectangular building with an "OFFICE AREA" and a "WAREHOUSE" (183). It includes various gates, fences, and docks. Key features include:

- Building Layout:** The main building is divided into an "OFFICE AREA" and a "WAREHOUSE" (183). The plan includes numerous rooms, corridors, and service areas.
- Entrances and Gates:** Several entrances are marked, including "900 X 2440 MAN GATE C/W PANIC HARDWARE" and "12'-0\"

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± 57 Auto Parking Spaces



22 Docks (13 - 36" & 9 - 48")



Office Common Workspace



20' - 24' Clear Height



Private Office



Office Exterior / Large Lot

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