

For Sale

2828 - 54 Avenue SE
Calgary, AB



APPROVED FOOD PRODUCTION FACILITY

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2828 54 Avenue SE

Property details

DISTRICT	Foothills Industrial
ZONING	I-G (Industrial General)
BUILDING AREA	±31,002 sf (including second floor)
LAND AREA	1.35 acres
HVAC	Gas fired unit heaters & HVAC throughout
LOADING	6 drive-in 1 dock door
CLEAR HEIGHT	24'
YEAR BUILT	1977
PROPERTY TAXES	\$84,040 (2025)
SALE PRICE	\$5,150,000 (\$174/psf)

Property highlights



Approved food-grade production facility with upgraded mechanical systems and climate-controlled workspace



Freestanding building



Ability to demise the building into multiple bays



Drive around access



Excellent connectivity to major routes including Barlow Trail, Deerfoot Trail, and Glenmore Trail

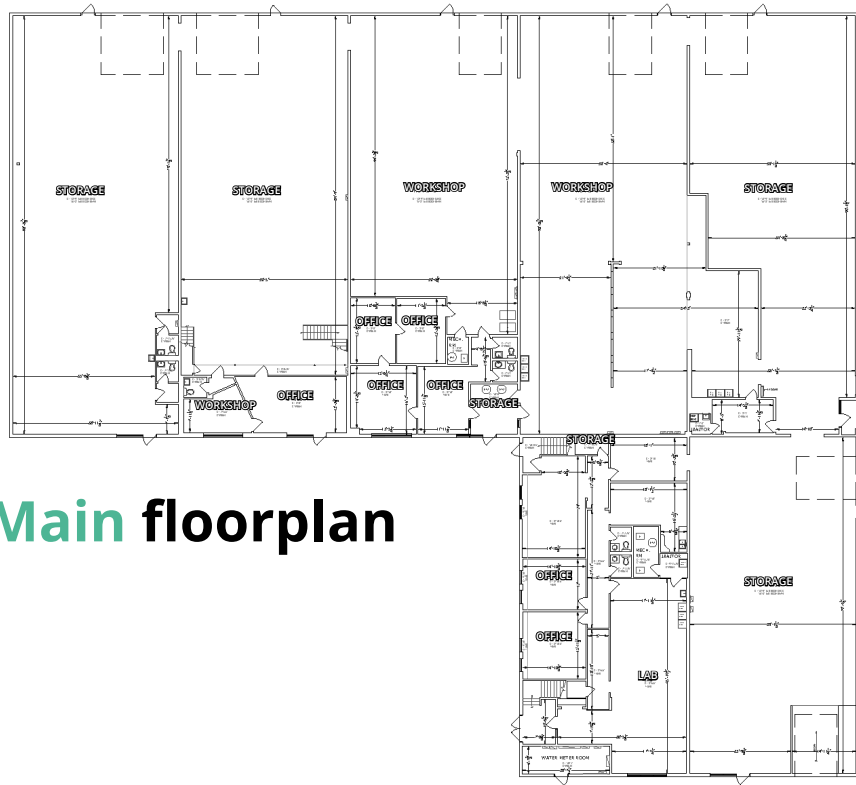


LED Lighting

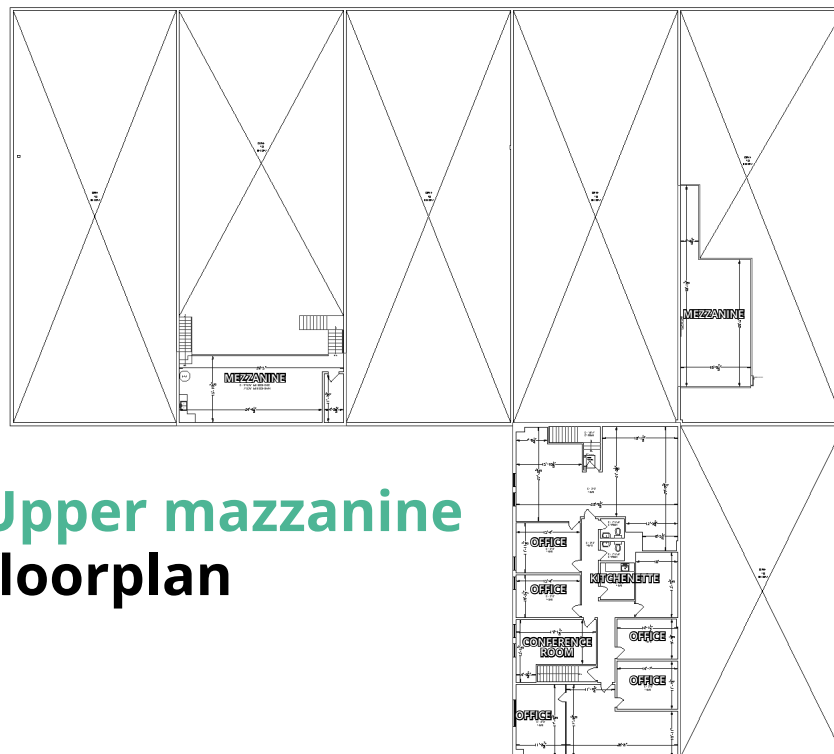




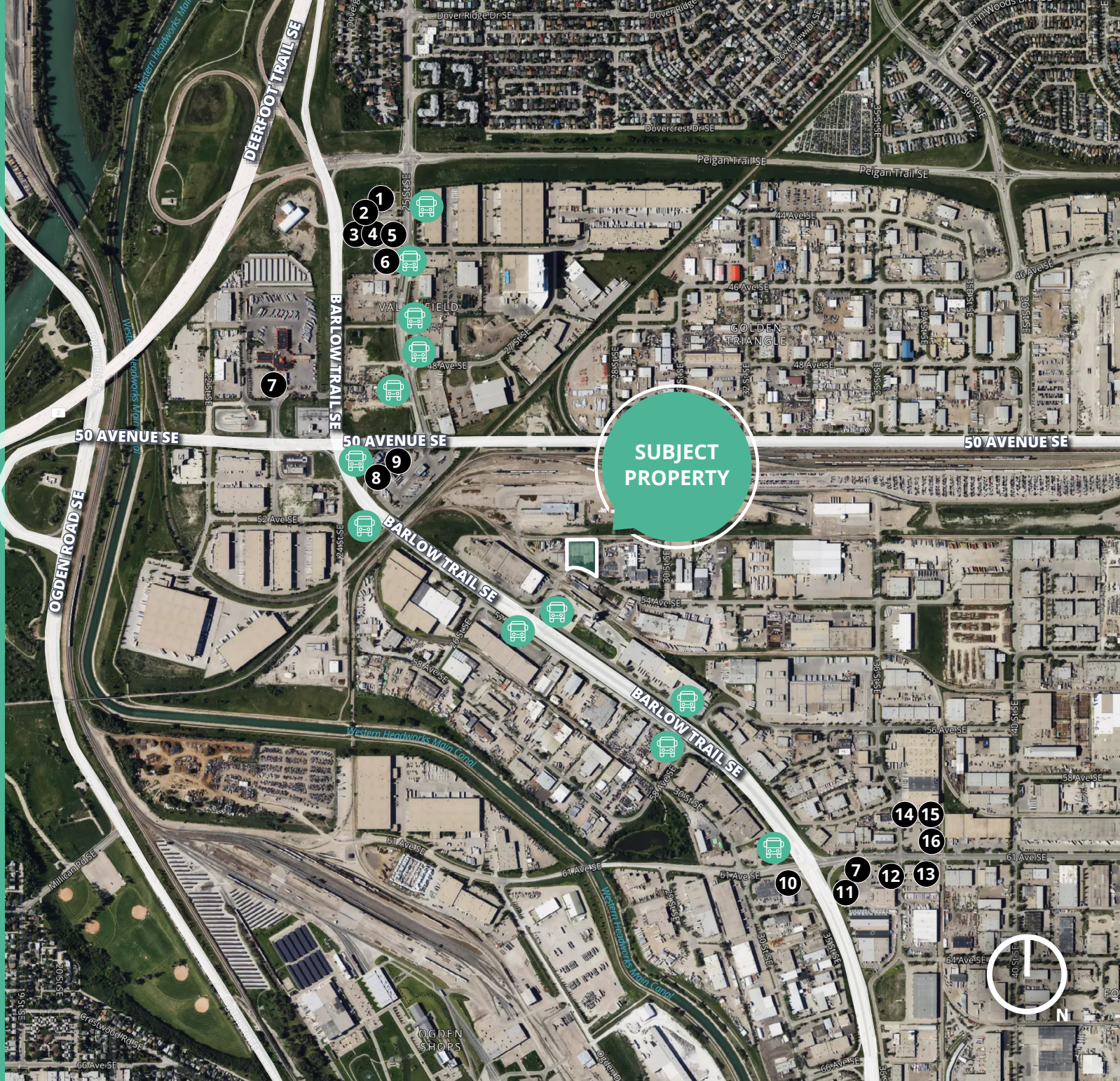
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Main floorplan



Upper mazzanine floorplan



Location

1. Denny's Restaurant
2. McDonald's
3. Divine Borritos
4. Subway
5. OPA! Greece
6. Wendy's
7. Tim Horton's
8. Eggsmart
9. 241 Pizza
10. Subs n Such
11. Harvey's
12. Edo Japan
13. Partners Pub & Grill
14. Foothills Foods
15. Shawarmero Lebanese Grill
16. Vietnam International Restaurant

Drive times

11

minutes
13km to
Downtown Core

19

minutes
29 km to
YYC International Airport

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