

FOR SALE



**5110 77th Avenue SE**  
**CALGARY, AB**

**LUCAS PORTWOOD**

VICE PRESIDENT

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4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

# PROPERTY OVERVIEW



**Ideally Located in Foothills Industrial District**



**4 Bay Building with Potential to Demise**



**1.53 Acre Site with Fully Paved and Secure Yard**

**Sale Price:** \$4,500,000

#### Available Area

**Office:** 13,368 square feet (over 2 floors)

**Warehouse:** 6,091 square feet

**Total:** 19,459 square feet

**Site Size:** 1.53 Acres

**Loading:** 4 - Drive-in Doors (14'x12')

**Power:** 600 Amps, 200 Volt (TBV)

**Property Taxes:** \$54,980.50 (2024)

**Zoning:** I-G (Industrial General)

**Available:** Q2 2025

#### 5110 77th Avenue SE

This freestanding facility on 1.53 acres is located at centre ice in Calgary's largest industrial district, Foothills Industrial. The property offers high end office finishings and 4 drive-in loading bays with a fully paved and secure yard area.

#### Highlights:

- 1.53 acre fully paved site
- Separately metered units with 3 registered municipal addresses
- Mix of private offices and open office areas over two floors
- Owner to have oven buildings and exterior crane system on east side of property removed
- Yard area fenced along property line, opportunity to gate entrance to make fully secure
- Yard area features lighting and power hook ups
- Vacant Possession Q2 2025

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# FLOOR PLAN



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## SHOP & YARD



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## OFFICE AREA



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## OFFICE AREA

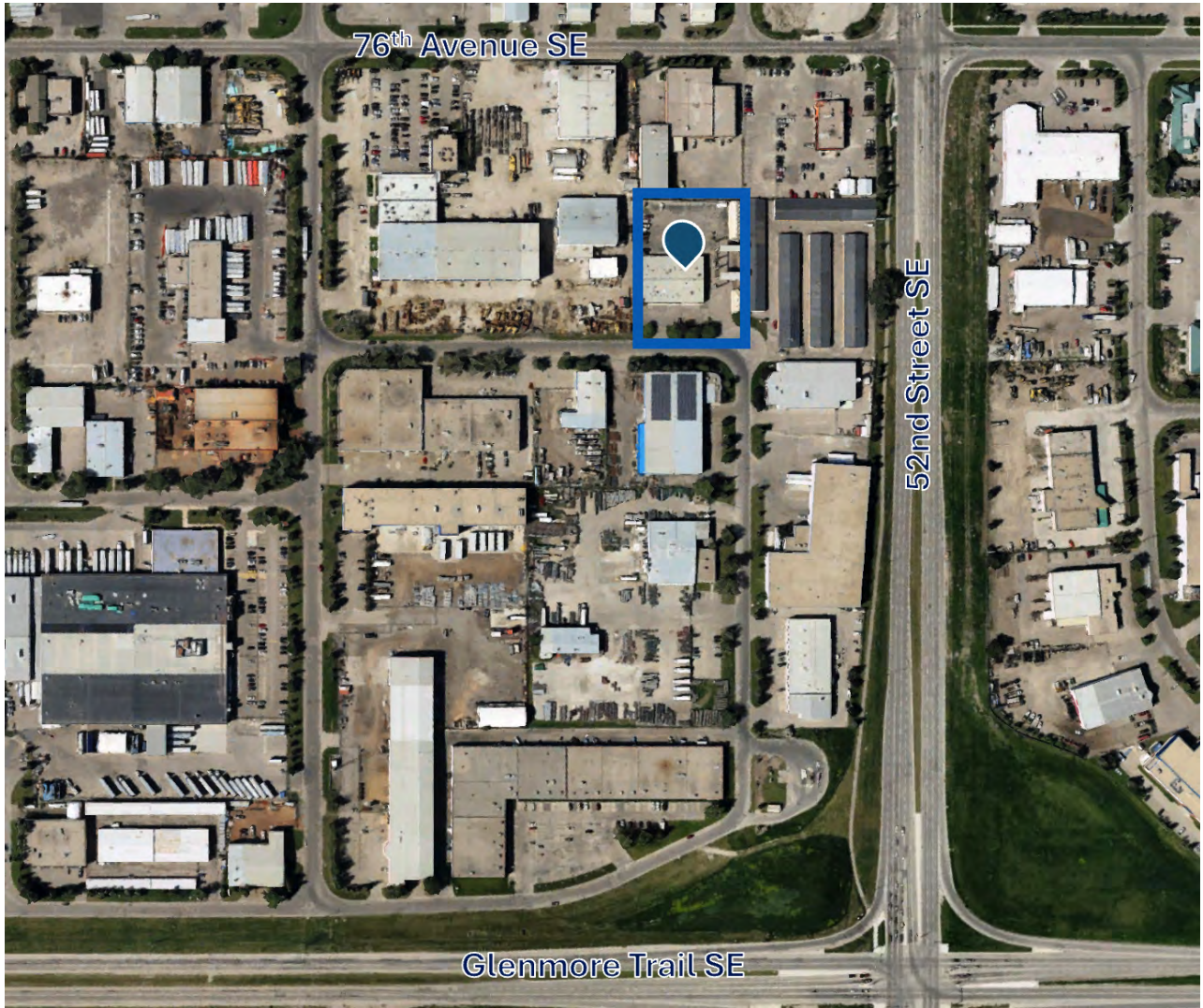


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## LOCATION



### CONTACT:

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