

**Fabrication / Manufacturing Building**  
With (2) Five Ton Cranes

# FOR SALE/LEASE

5110 - 76 Avenue S.E., Calgary, AB



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Commercial Real Estate Advisors

# PROPERTY OVERVIEW

<b>Address:</b>	5110 – 76 <sup>th</sup> Avenue S.E..
<b>District:</b>	Foothills Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Site Size:</b>	0.77 Acres
<b>Square Footage:</b>	Office: 1,250 SF Shop: 10,000 SF Total: 11,250 SF
<b>Cranes:</b>	(2) 5 Ton
<b>Make-up Air:</b>	12,000 CFM
<b>Clear Height:</b>	24 (18' under hook)
<b>Loading:</b>	(3) 16' x 16' Drive-in Door
<b>Power:</b>	200 amps @ 600 volt
<b>Lease Rate:</b>	\$16.00 PSF
<b>Operating Costs:</b>	\$6.00 (est. for 2025)
<b>Sale Price:</b>	<del>\$3,295,000.00</del> \$3,095,000.00
<b>Taxes (2024):</b>	\$55,860.19
<b>Availability:</b>	September 2025



## HIGHLIGHTS

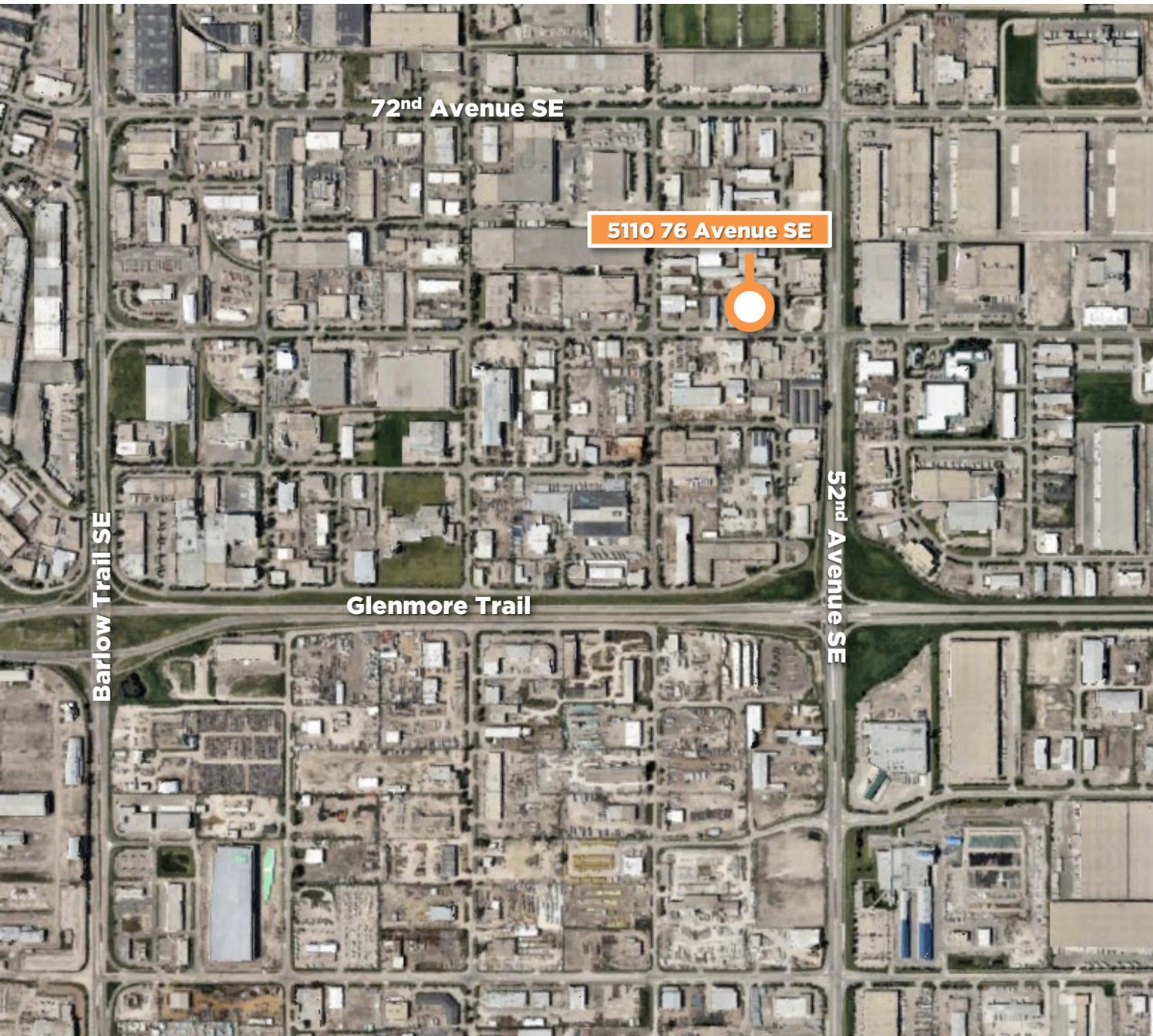
- Ideal fabrication / service facility
- Bonus Mezzanine – Lunchroom
- 50-’ x 200’ Clear span shop area
- Make-up air and cranes
- Electrical distribution throughout
- 18’ hook height



# INTERIOR FEATURES



# LOCATION



## Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: 14 minutes

Calgary Airport: 18 minutes

## Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/charging stations



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