



RECEIVERSHIP SALE | $\pm 39,865$ SF ON ± 8.87 ACRES

9910 - 48 STREET SE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

9910 - 48 STREET SE

CALGARY, AB

Receivership listing on behalf of Court appointed receiver

Property Details

District:	South Foothills Industrial
Zoning:	I-G (Industrial General)
Site Size:	± 8.87 acres
Usable Land Area:	± 8.10 acres
Property Taxes:	\$206,205.33 (2026)

Sale Particulars

Cross-Dock Building:	± 15,566 sf
Office Building:	± 13,648 sf
Maintenance Building:	± 10,651 sf
Total Building Area:	± 39,865 sf
Available:	Court approved closing date
Sale Price:	\$9,500,000





Cross-Dock & Office Building



Office Building



Cross-Dock Building



Maintenance Building



Maintenance Building



Maintenance Building

CROSS DOCK & OFFICE BUILDING

9910 - 48 STREET SE, CALGARY, AB

Property Details

Total Area: ± 29,214 sf

Office Area: ± 13,648 sf

Warehouse Area: ± 15,566 sf

Loading: 18 dock doors with levelers
5 exterior dock positions with levelers
1 drive-in door (12'W x 14'H)
1 drive-in door (10'W x 12'H)

Exterior Loading: ± 4,773 sf concrete loading platform

Ceiling Height: 17'6" to 16'

Power: 400A, 120/208V (TBV)

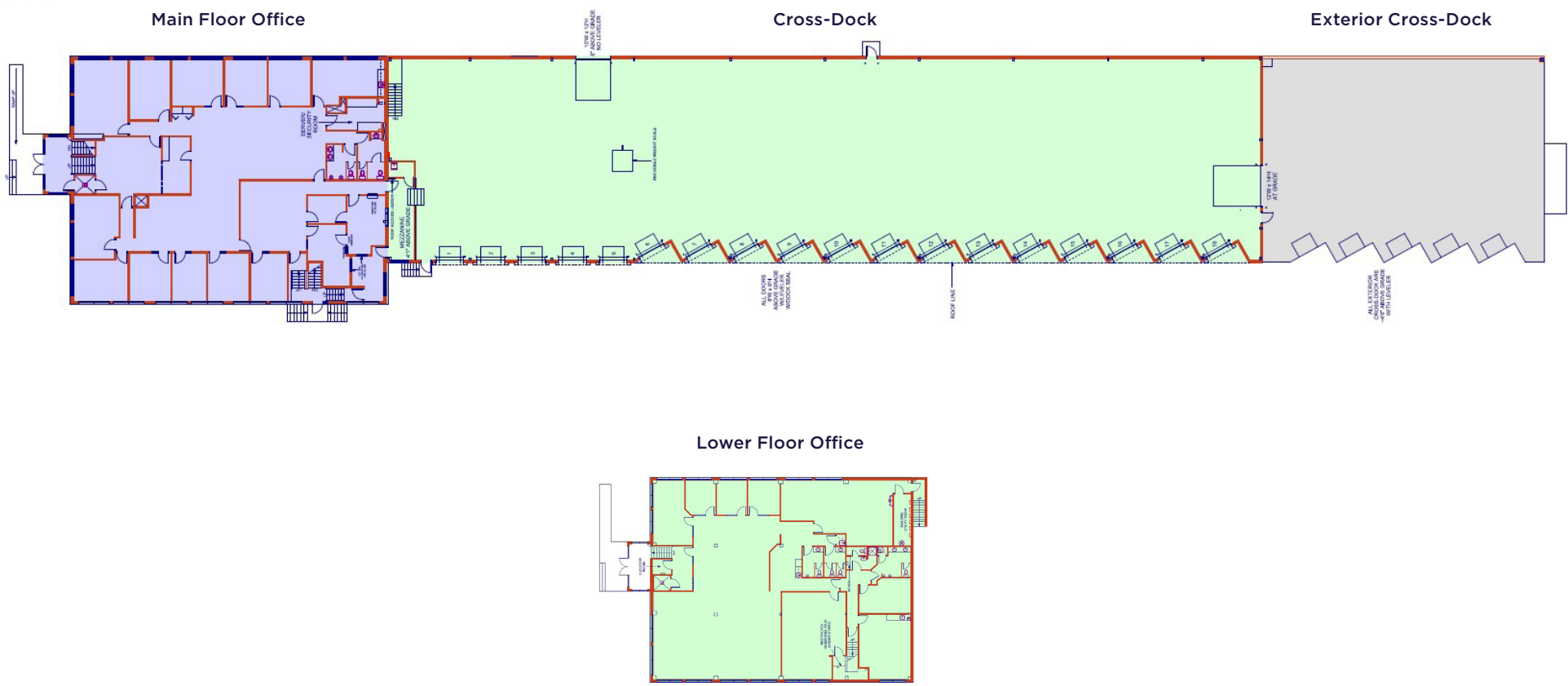
Office Elevator: With 454 kg capacity



CROSS DOCK & OFFICE BUILDING

9910 - 48 STREET SE, CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.

MAINTENANCE SHOP

9910 - 48 STREET SE, CALGARY, AB

Property Details

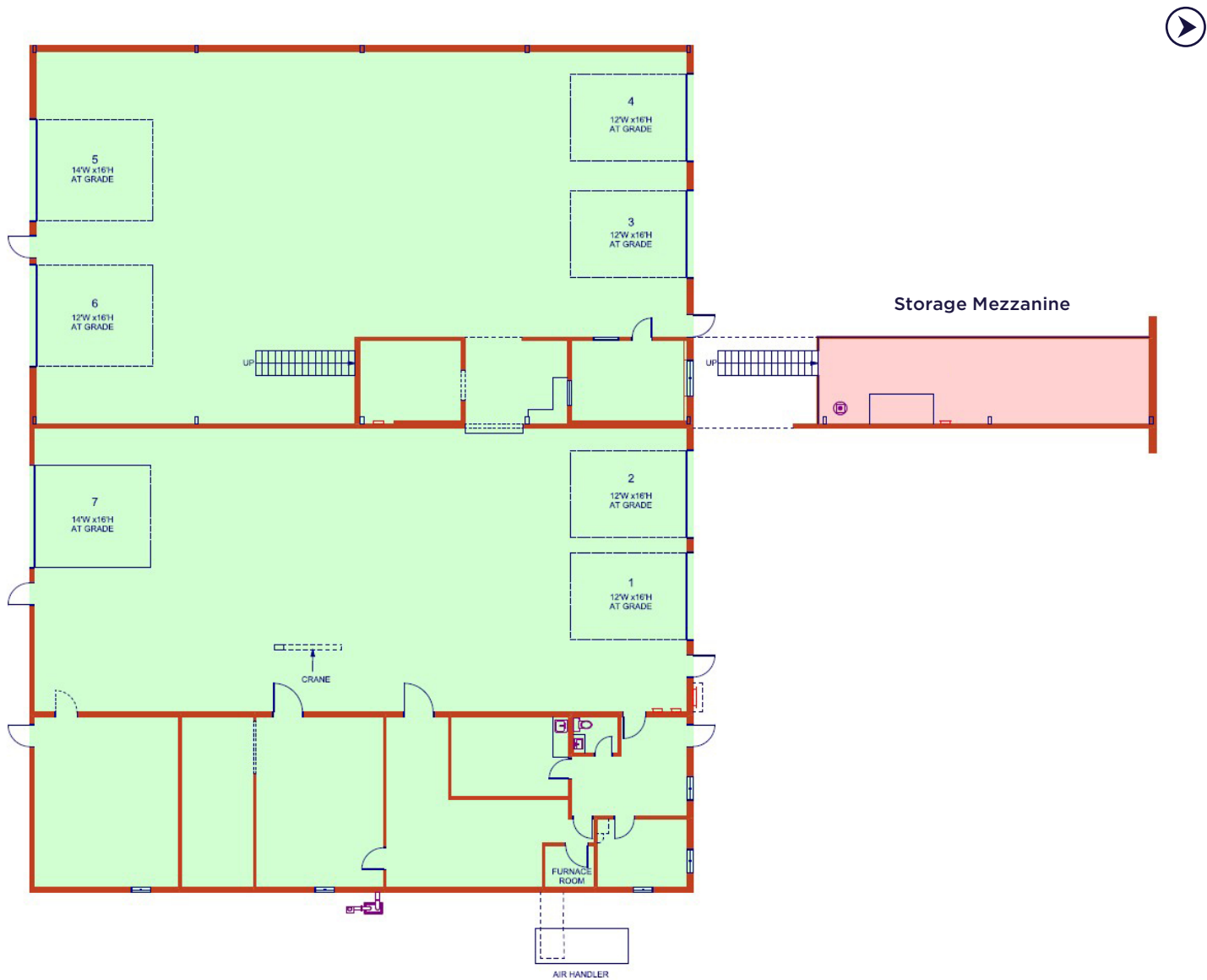
Total Area:	± 10,651 sf
Storage Mezzanine:	± 569 sf
Loading:	5 drive-in doors (12'W x 16'H) 2 drive-in doors (14'W x 16'H)
Ceiling Height:	19' to underside of joist
Power:	400A, 120/208V (TBV)
Make-up Air:	TBV
Tenant:	Existing tenant in place - Call for details Vacant possession may be provided.



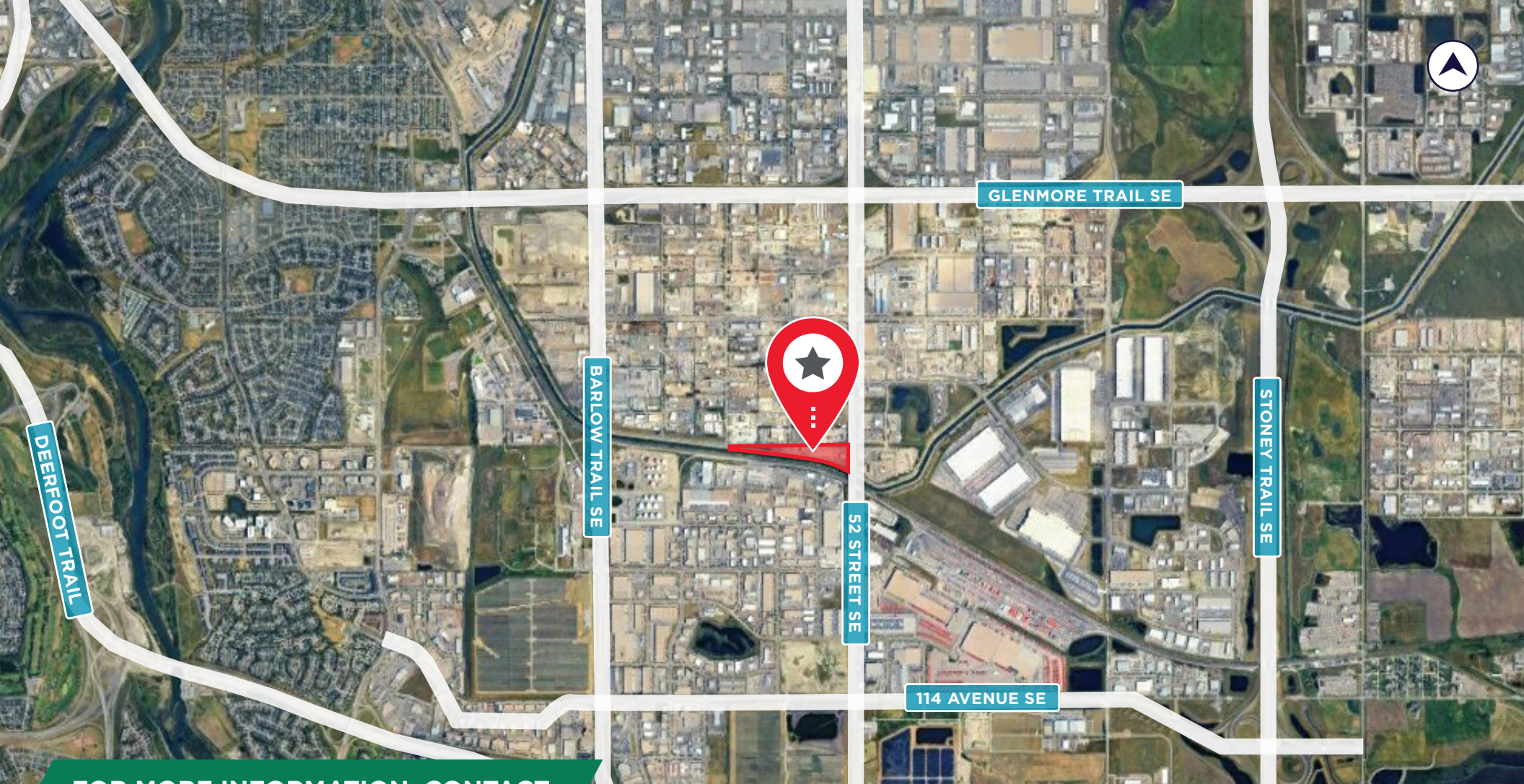
MAINTENANCE SHOP

9910 - 48 STREET SE, CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.



FOR MORE INFORMATION, CONTACT

DAVID REICH, BBA
Senior Vice President
Industrial Sales & Leasing
+1 403 923 9911
david.reich@cushwake.com

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

