PRICE REDUCED



RECEIVERSHIP SALE | ±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~~ **NOW $8,750,000**






Cross-Dock & Office Building


Office Building


Cross-Dock Building



Maintenance Building


Maintenance Building



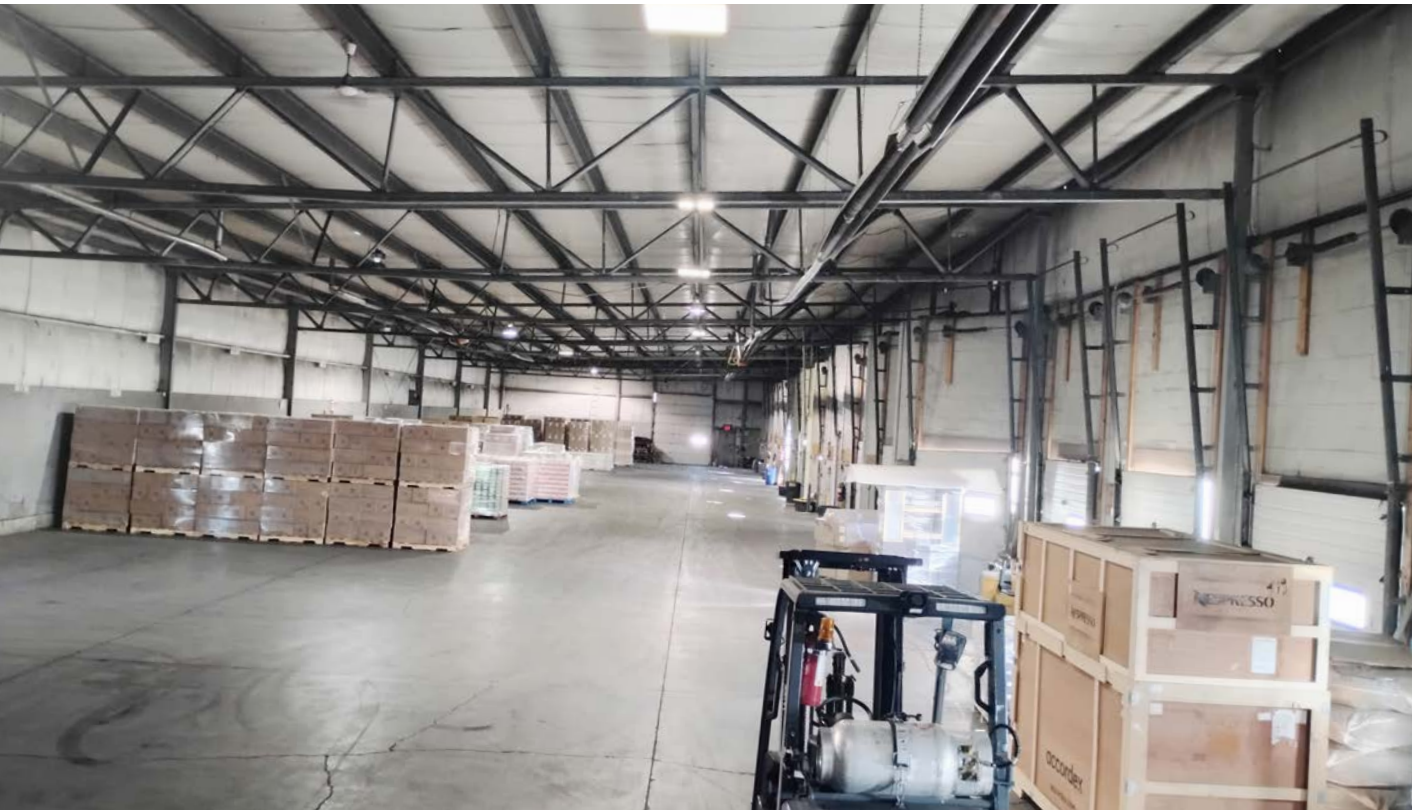
Maintenance Building

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

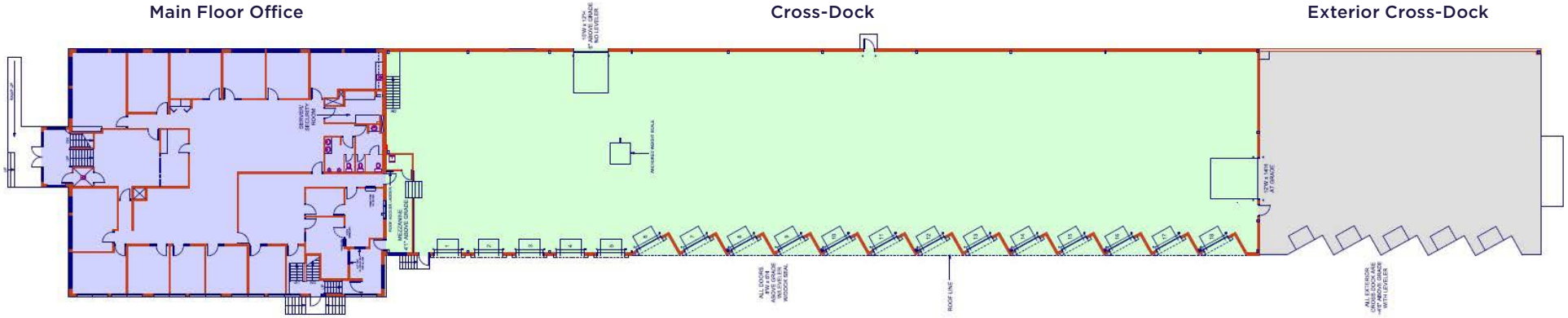
9910 - 48 STREET SE, CALGARY, AB

Floor Plan

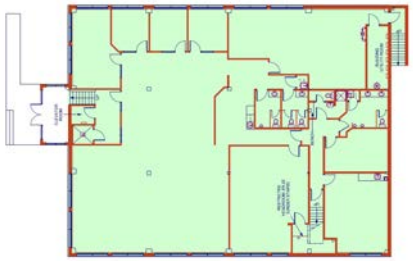
Main Floor Office

Cross-Dock

Exterior Cross-Dock



Lower Floor Office



*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.





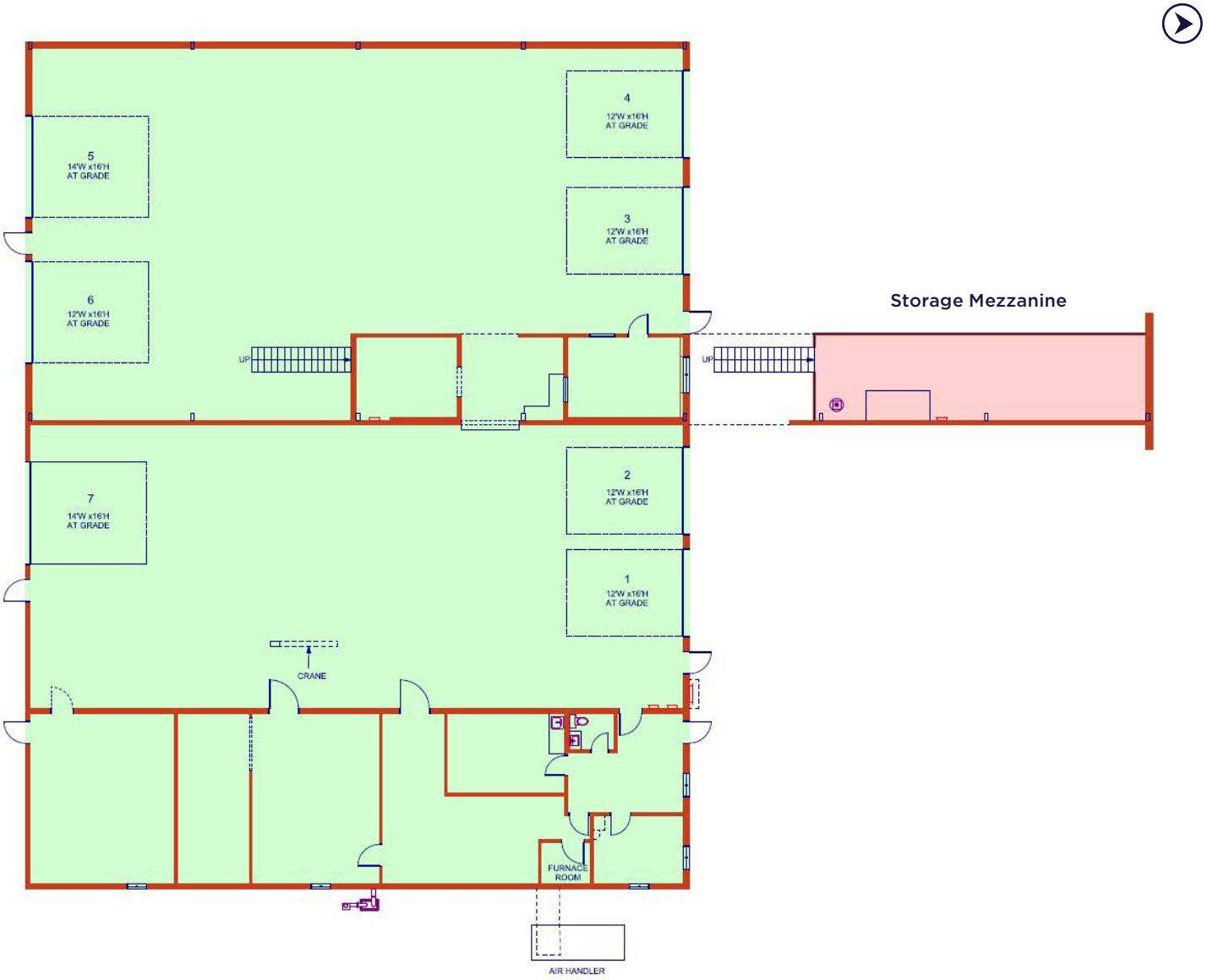




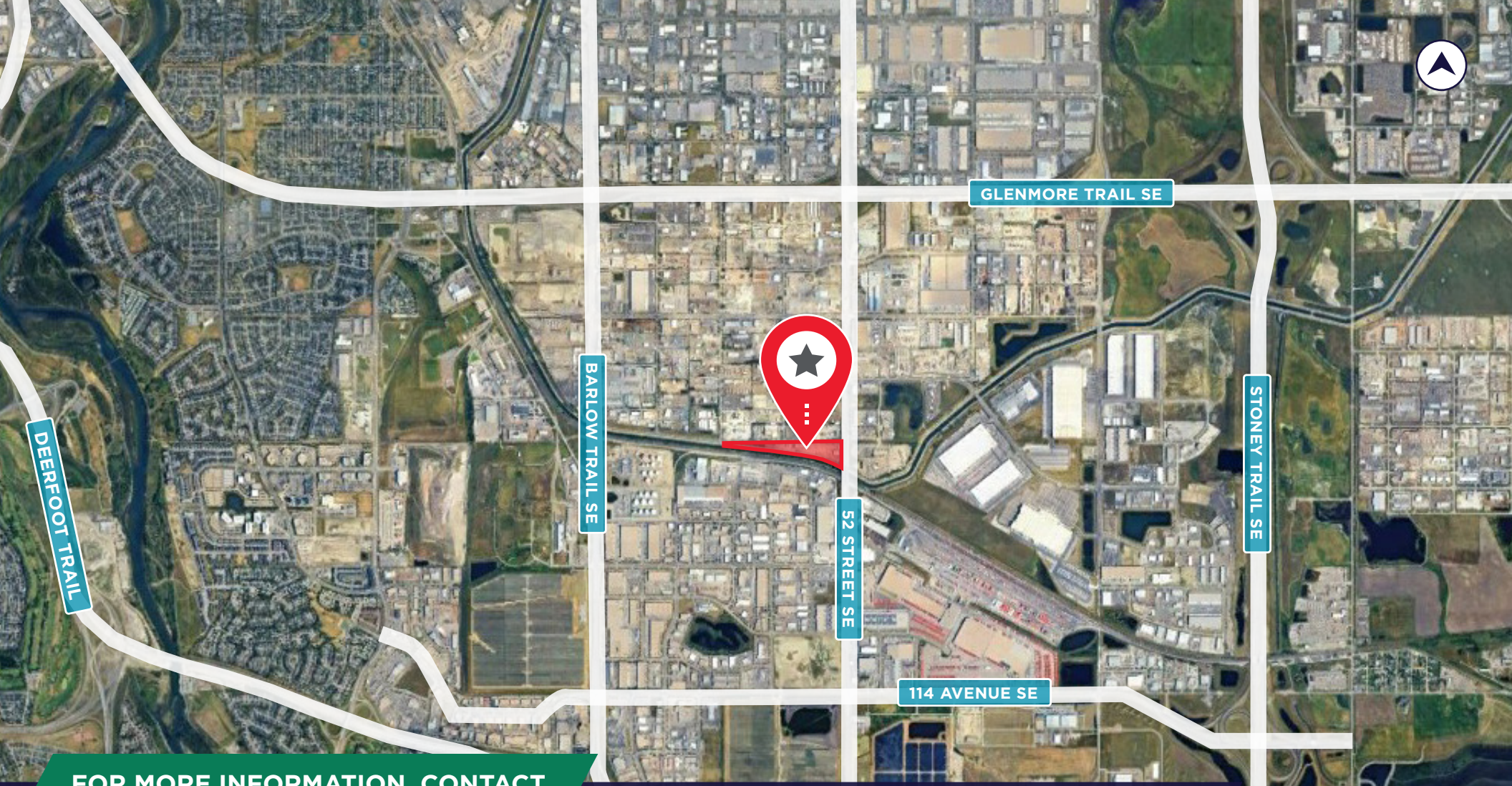
MAINTENANCE SHOP

9910 - 48 STREET SE, CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.



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