

FOR SALE

5807 - 40 AVENUE

Olds, AB

HIGHWAY 2A

40 AVENUE

60 STREET

Lead Agents:

DAVID REICH, BBA
david.reich@cushwake.com

ZACK DARRAGH
zack.darragh@cushwake.com

**CGMP-CERTIFIED, MULTI-LICENSE MANUFACTURING FACILITY
OFFERED WELL BELOW REPLACEMENT COST**



THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a fully customized pharmaceutical-grade manufacturing facility located at 5807 - 47 Avenue, Olds, AB (the "Property").

Situated on 15.47 acres and comprising of three buildings, the Property features GMP-certified manufacturing operations, best-in-class equipment, comprehensive laboratory and quality control infrastructure with production capabilities for: softgels, tablets, capsules, tinctures, oils, creams, ointments, gummies, beverages, and vape-filling.

Certified to cGMP and DEL standards, and prepped for compliance with FDA, Health Canada, NSG, USDA Organic, and other regulatory requirements, this turnkey facility offers a best-in-class platform for immediate production and future growth.

PROPERTY DETAILS

District:	Olds
Legal Description:	Plan 8010797; Block 1, Lots 3-5
Zoning:	DC-7 (Direct Control)
Site Size:	± 15.47 acres
Total Building Area:	± 119,143 sf
Loading:	Dock & drive-in doors
Power:	1,600A, 480V
Clear Height:	TBV
Sprinklers:	Yes
Asking Price:	Below market
Property Taxes:	\$160,911.35 (2026)
Available:	30 days notice

NORTH MAIN BUILDING

Total Area:	± 55,000 sf
Clean Rooms:	± 35,000 sf
Office:	± 5,000 sf
Warehouse:	± 15,000 sf
Year Built:	1981

SOUTH CONTAINMENT BUILDING

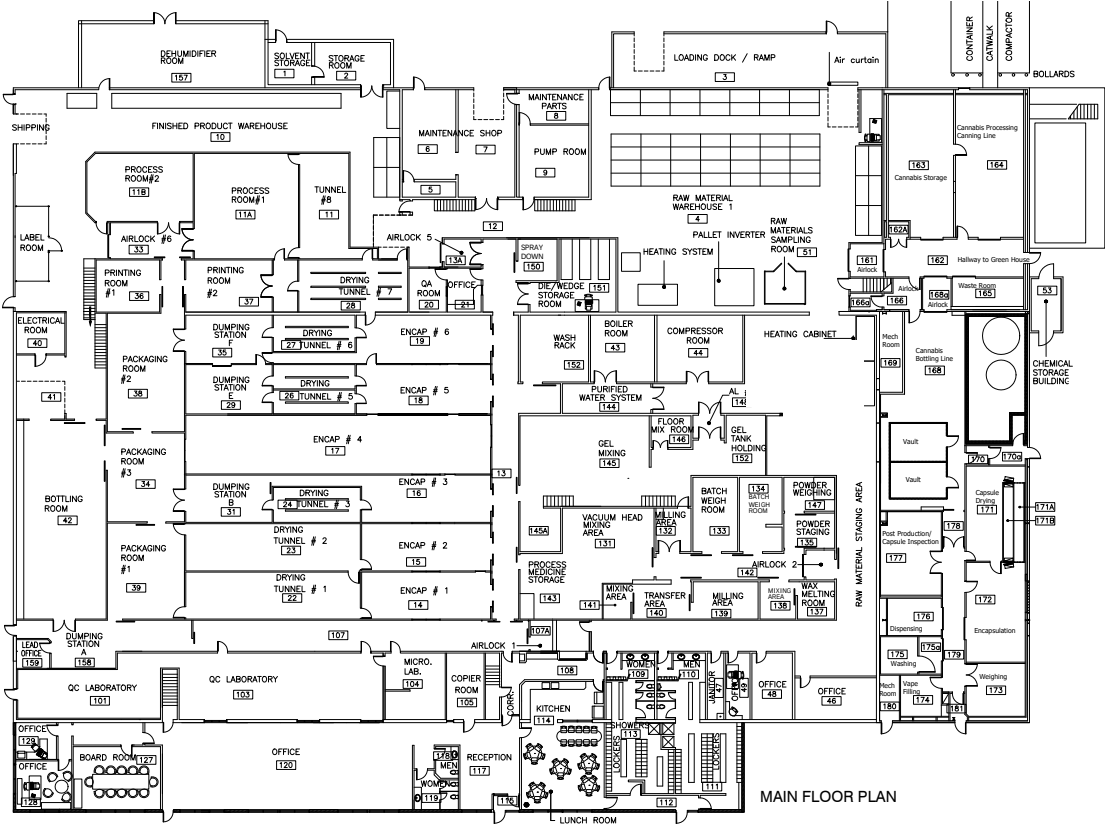
Total Area:	± 15,000 sf
Clean Rooms:	± 10,000 sf
Office:	± 1,000 sf
Warehouse:	± 4,000 sf
Year Built:	1994

GREENHOUSE BUILDING

Total Area:	± 49,143 sf
Green Houses:	± 45,320 sf
Operations Centre Building:	± 3,823 sf
Year Built:	2018

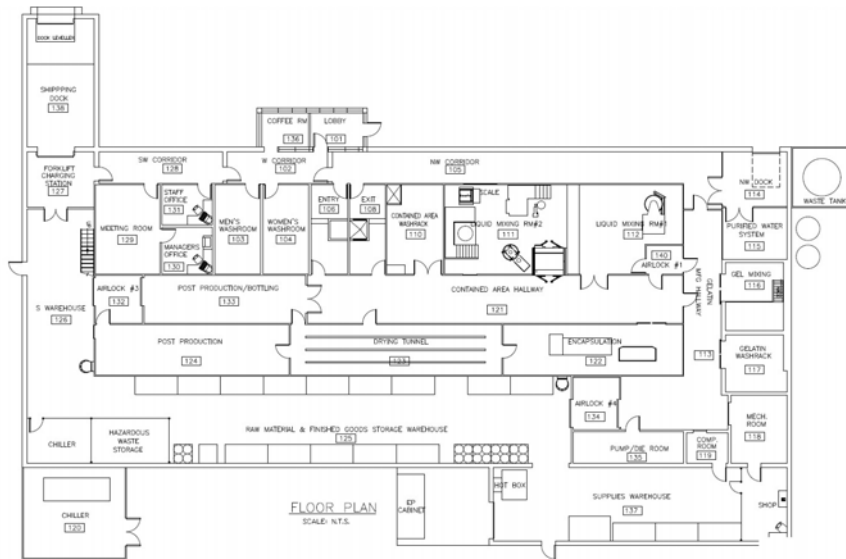
NORTH MAIN BUILDING

FLOOR PLAN

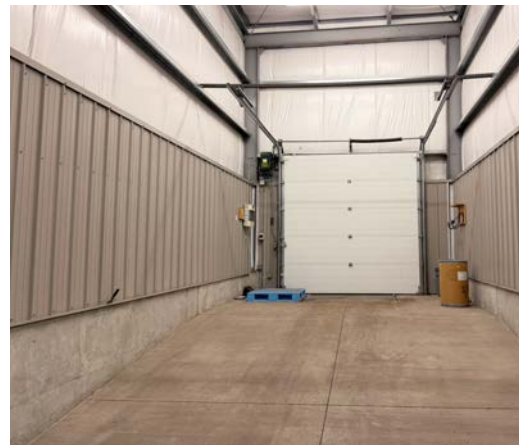
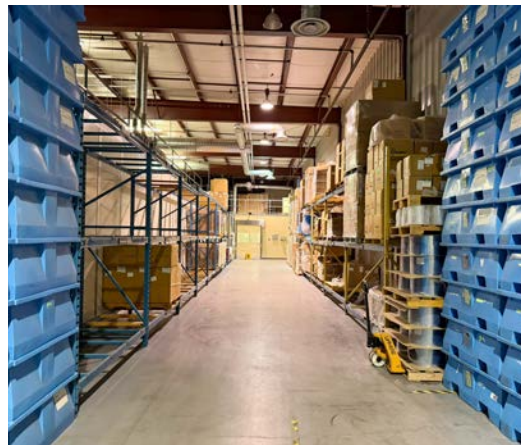
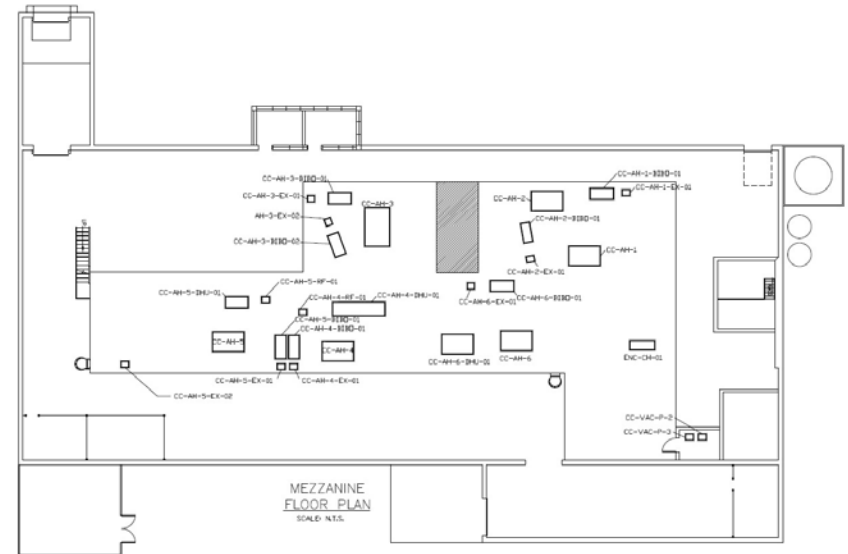


SOUTH CONTAINMENT BUILDING

MAIN FLOOR PLAN

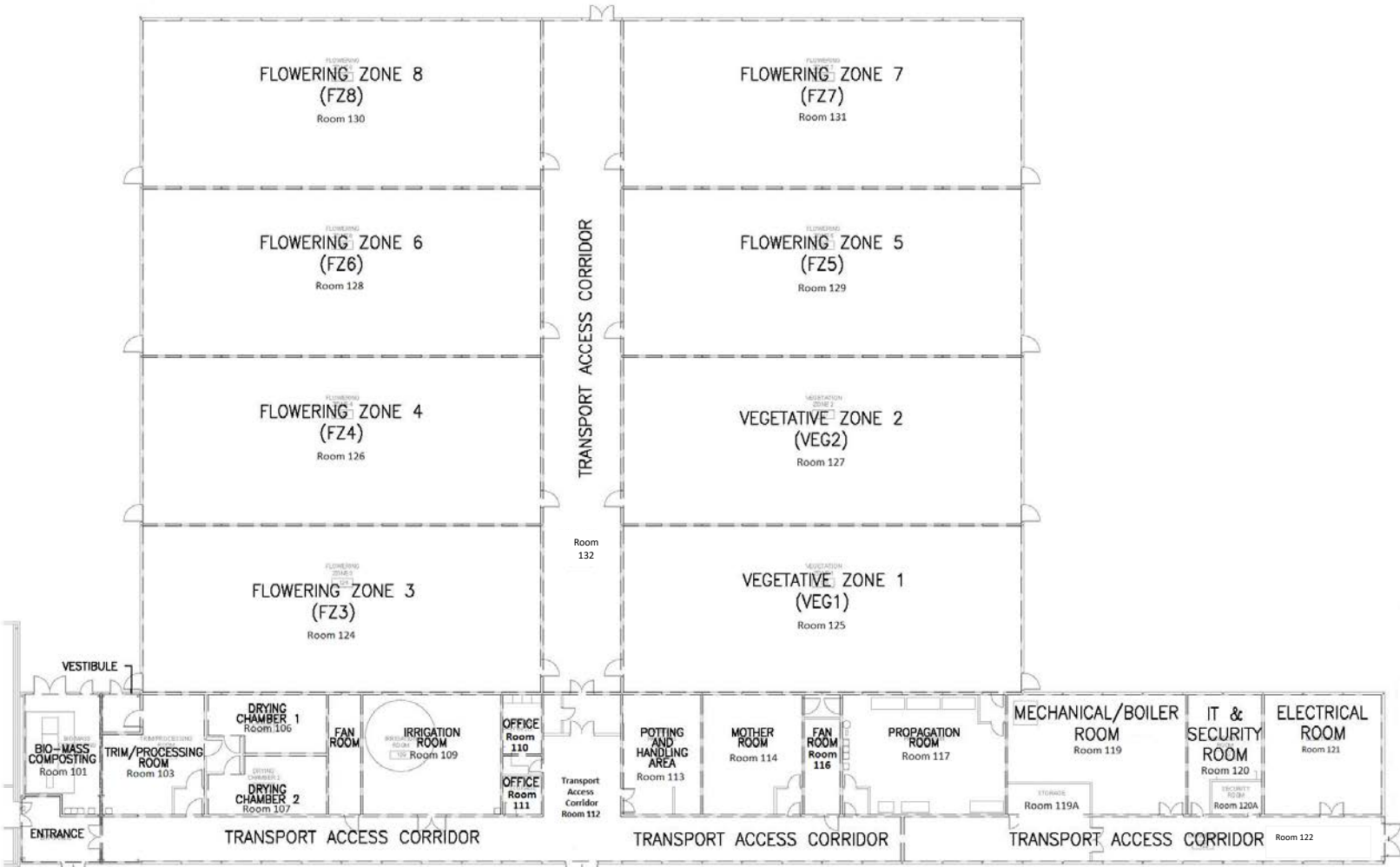


MEZZANINE FLOOR PLAN



GREENHOUSE BUILDING

FLOOR PLAN



EXTERIOR PHOTOS



LOCATION MAP



HIGHWAY 2A

HIGHWAY QE II

HIGHWAY 27



For more information, please contact:

DAVID REICH, BBA
Senior Vice President
Industrial Sales & Leasing
D: 403 261 1128
C: 403 923 9911
david.reich@cushwake.com

ZACK DARRAGH
Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com

BRAD PILLING
Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

BRENT JOHANNESSEN
Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

KEVIN TANG, B. COMM
Vice President
Industrial Sales & Leasing
D: 403 261 1142
C: 403 617 5396
kevin.l.tang@cushwake.com

SAM HURL
Senior Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC
250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com