FOR SALE

5807 - 47 AVENUE
OLDS, AB



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CGMP-CERTIFIED, MULTI-LICENSE MANUFACTURING FACILITY

CUSHMAN & WAKEFIELD

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.

BID DEADLINE

The bid deadline is 5:00 p.m. Calgary time on **Monday, November 30, 2026** (the "Bid Deadline").

OFFER SUBMISSION

Prospective purchasers must submit a duly executed purchase and sale agreement on or before the Bid Deadline. The Property is being sold on an "as is, where is" basis, and purchasers are encouraged to conduct their own due diligence prior to submitting an offer.

PURCHASE PRICE

The Property is being offered for sale without a formal asking price.

DATA ROOM

Interested parties are encouraged to execute and return the Vendor's Confidentiality Agreement for access to a comprehensive due diligence data room.

CLICK TO DOWNLOAD CONFIDENTIALITY AGREEMENT

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
Property Taxes:	$160,911.35 (2026)



CUSHMAN & WAKEFIELD

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

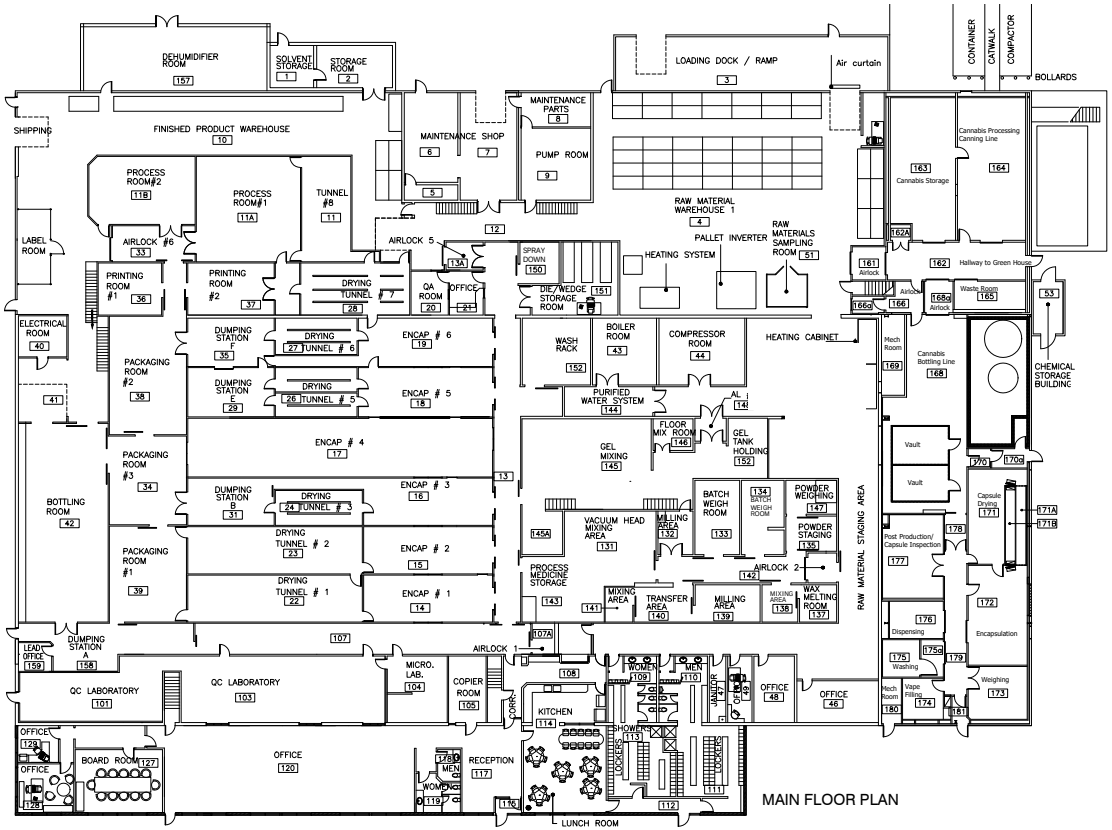
Total Area:	± 15,000 sf
Clean Rooms:	± 10,000 sf
Office:	± 1,000 sf
Warehouse:	± 4,000 sf
Year Built:	1994

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





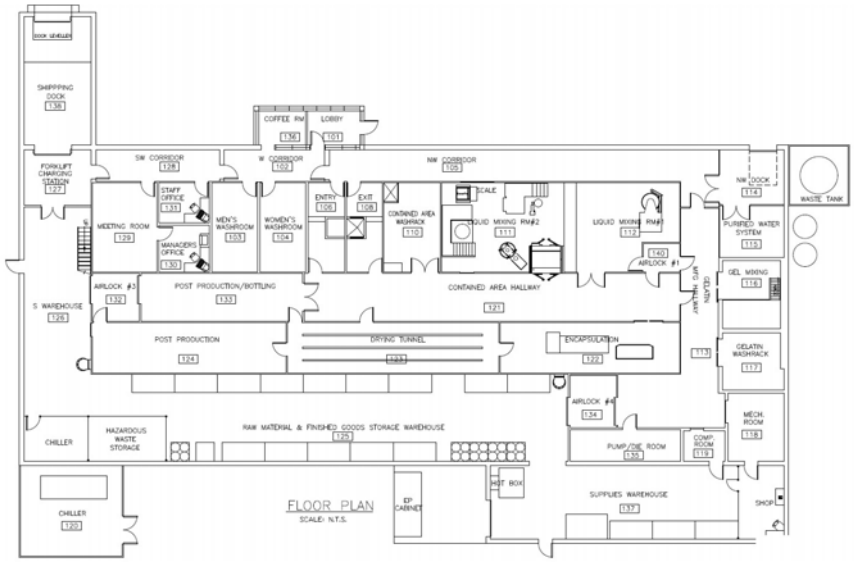




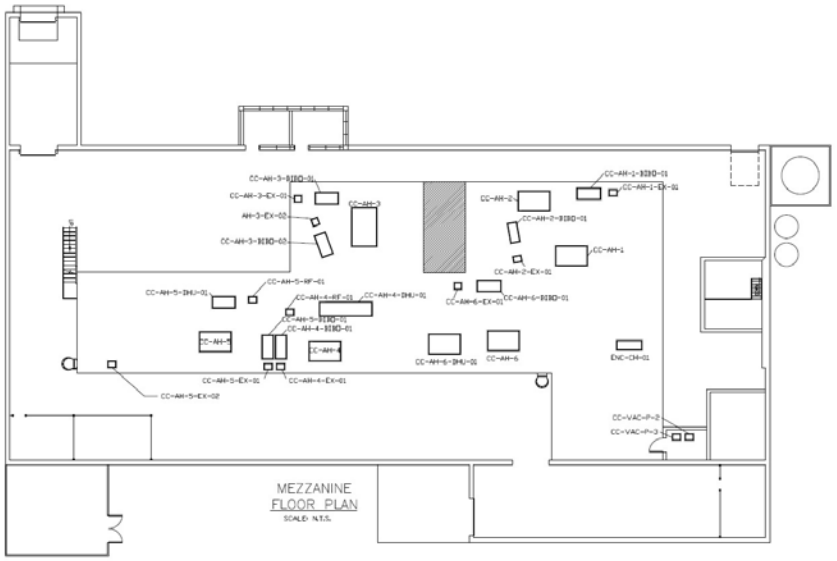


SOUTH CONTAINMENT BUILDING

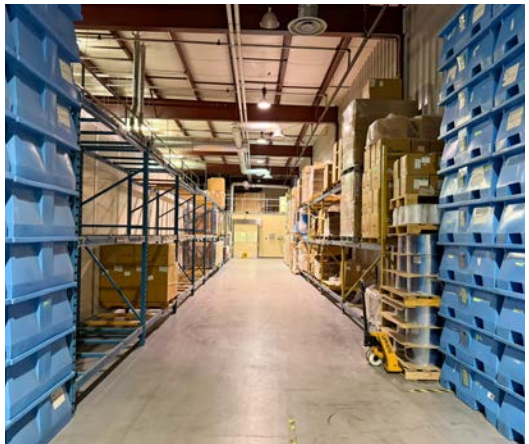
MAIN FLOOR PLAN

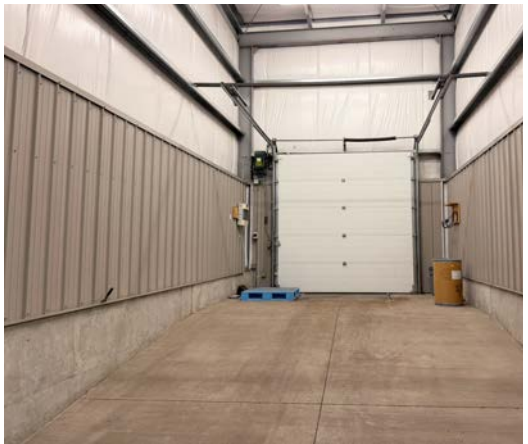


MEZZANINE FLOOR PLAN





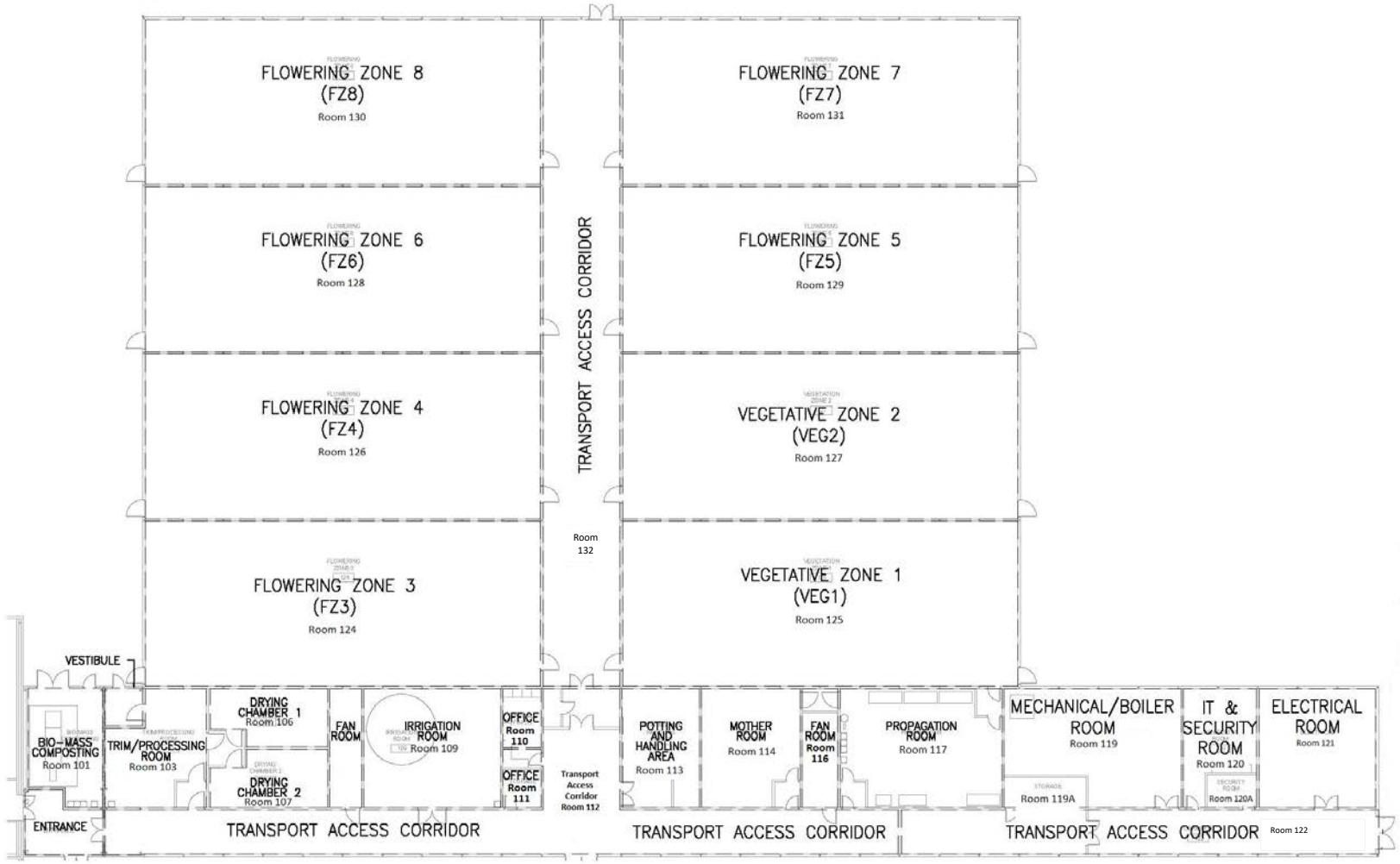






GREENHOUSE BUILDING

FLOOR PLAN



EXTERIOR PHOTOS



NORTH MAIN BUILDING



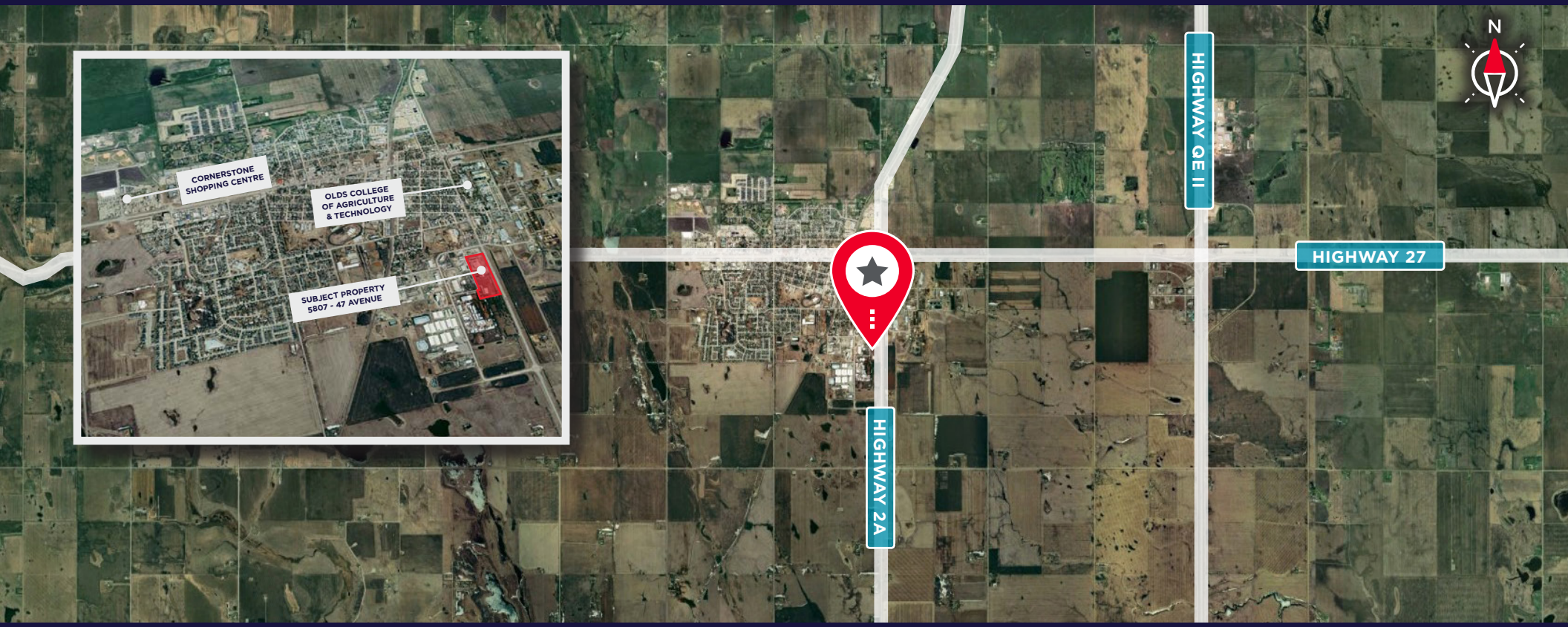
SOUTH CONTAINMENT BUILDING



GREENHOUSE BUILDING



LOCATION MAP



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