FOR SALE

5807 - 47 AVENUE

OLDS, AB

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

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.

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

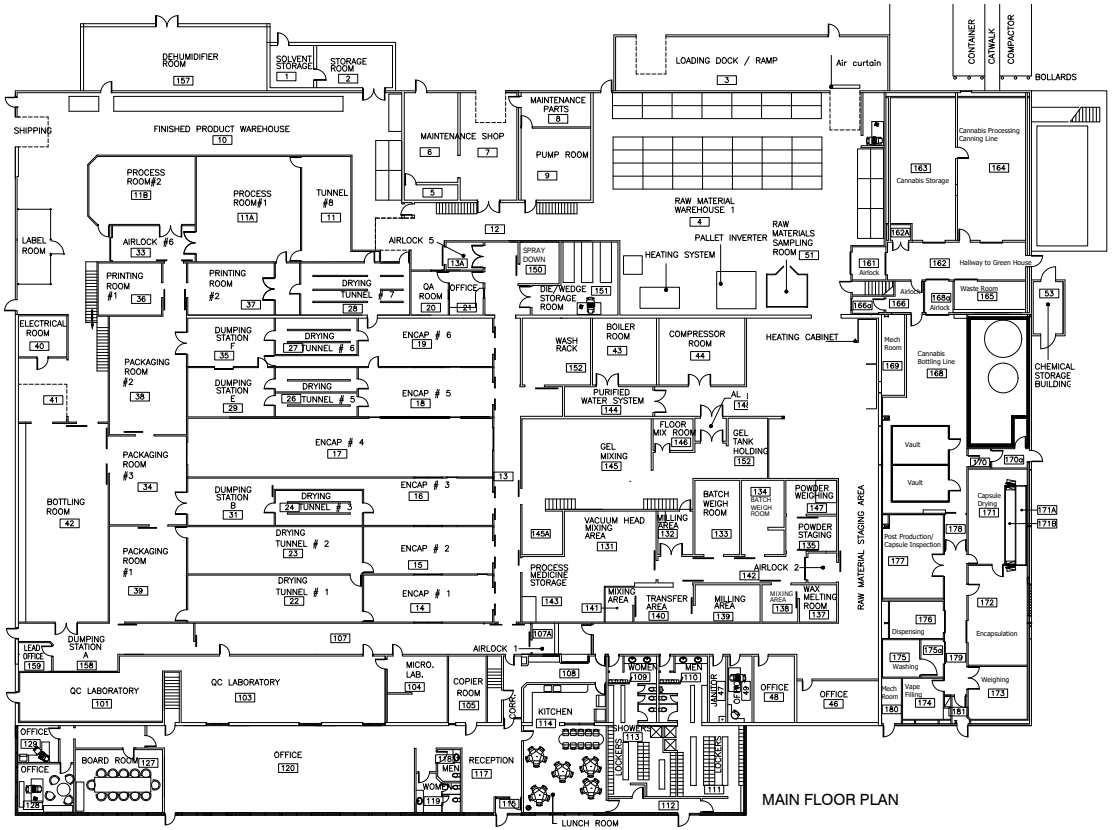
Total Area:	± 15,000 sf
Clean Rooms:	± 10,000 sf
Office:	± 1,000 sf
Warehouse:	± 4,000 sf
Year Built:	1994

GREENHOUSE BUILDING

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

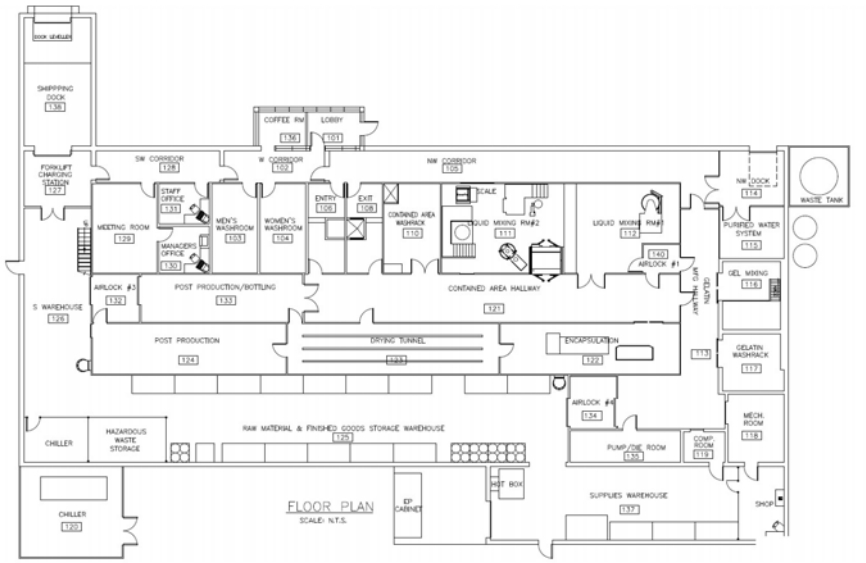
NORTH MAIN BUILDING

FLOOR PLAN

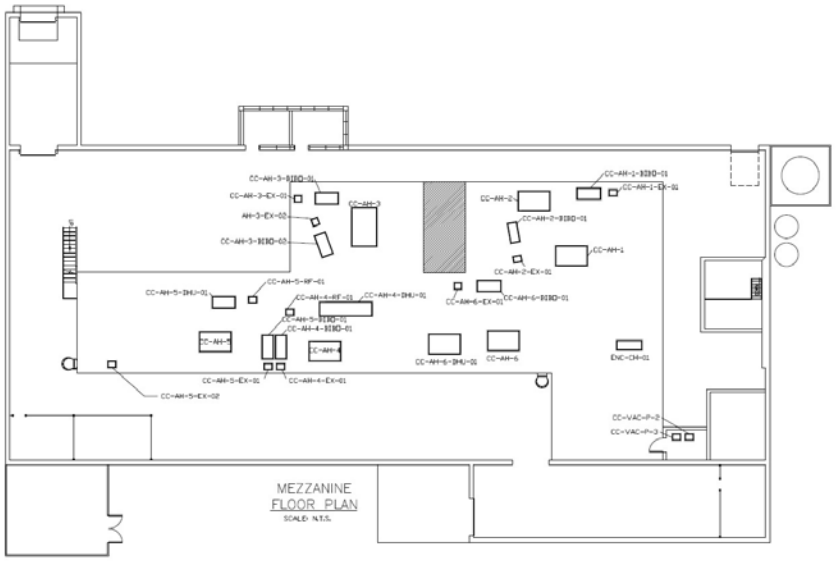


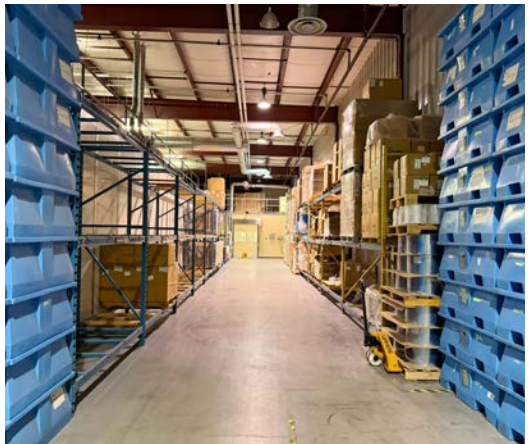
SOUTH CONTAINMENT BUILDING

MAIN FLOOR PLAN



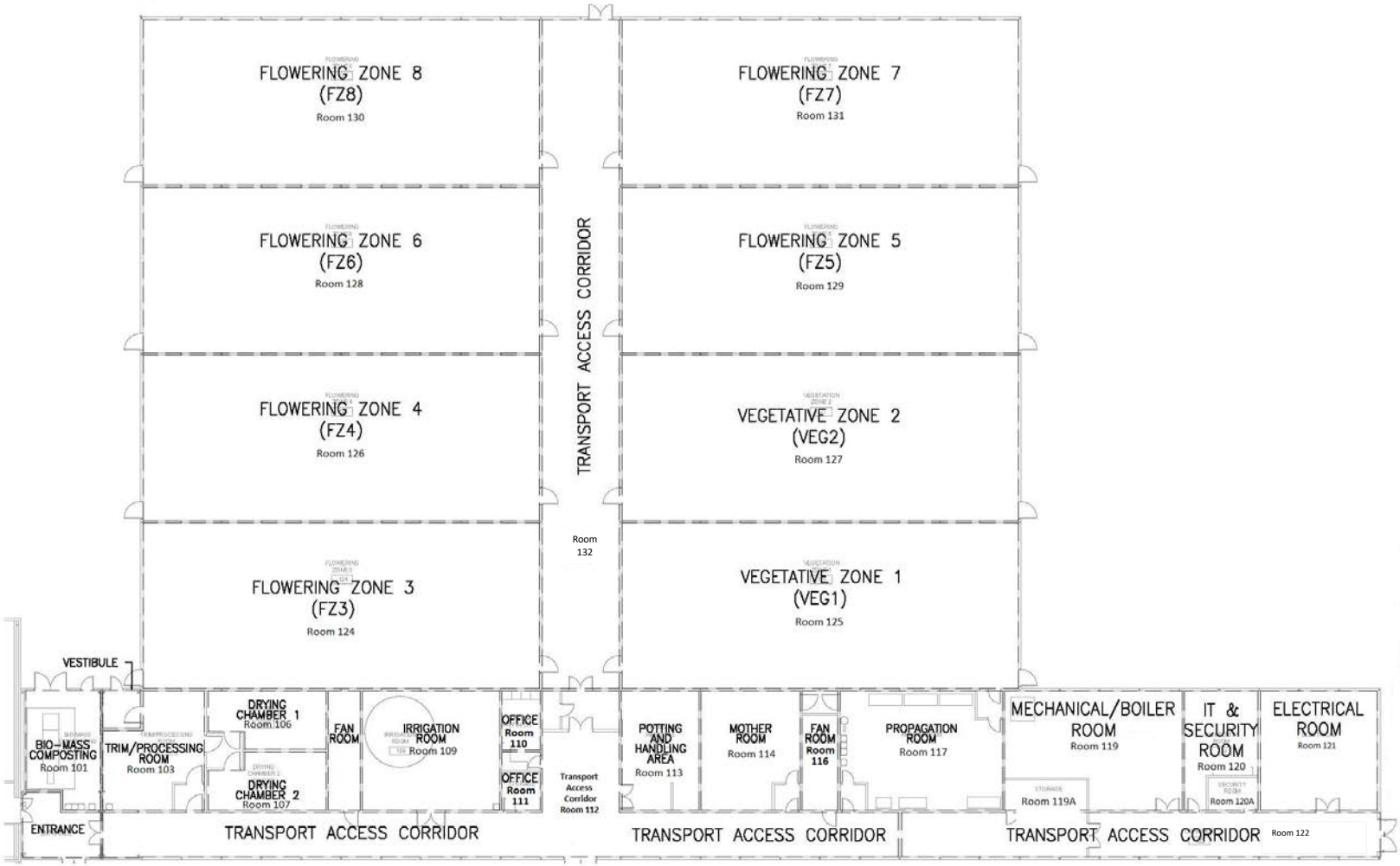
MEZZANINE FLOOR PLAN





GREENHOUSE BUILDING

FLOOR PLAN



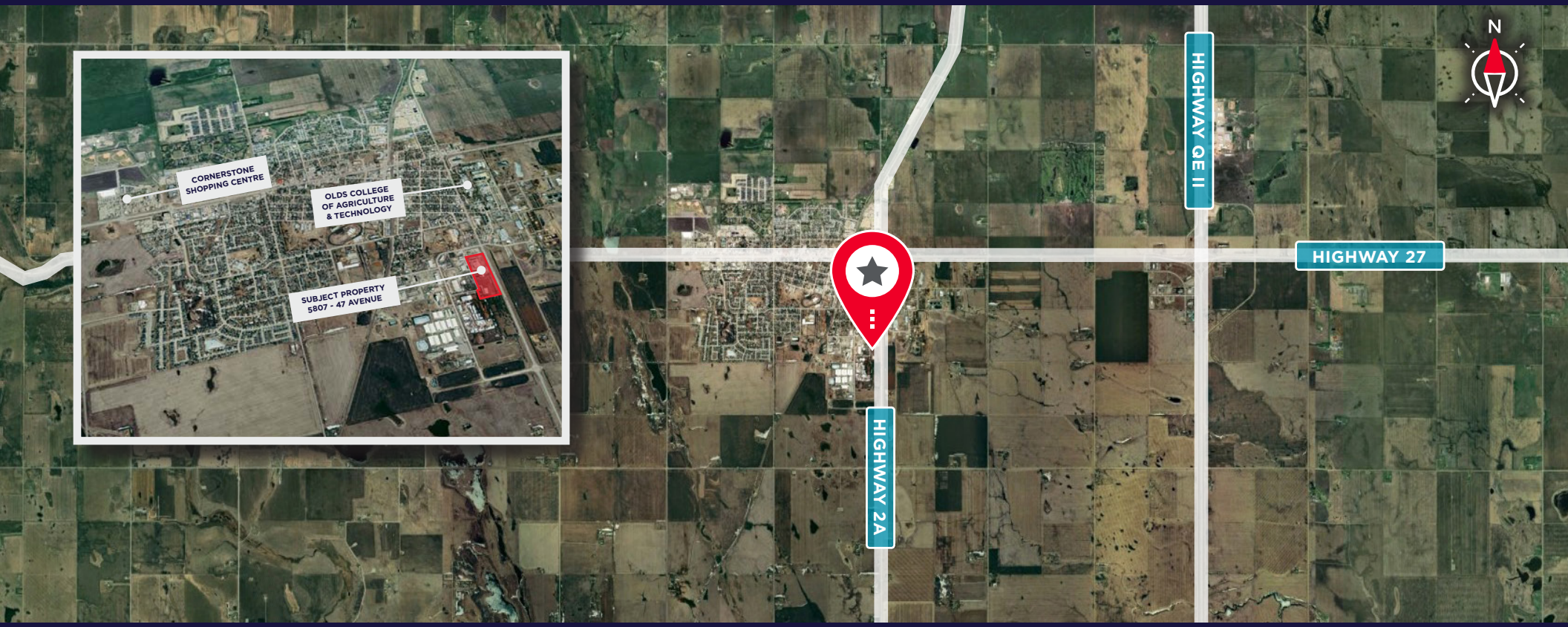
EXTERIOR PHOTOS

NORTH MAIN BUILDING

SOUTH CONTAINMENT BUILDING

GREENHOUSE BUILDING

LOCATION MAP



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