



±16,178 SF Freestanding Building on ±1.19 Acres



Lead Agents:

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4605 - 76 Avenue SE
Calgary, AB

FOR SALE

PROPERTY DETAILS

District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Legal Description:	Plan 8010816, Block 1, Lot 2
Site Size:	± 1.19 acres
Total Building Area:	Office Area: ± 3,532 sf Production Area: ± 2,113 sf Warehouse Area: ± 10,533 sf Total: ± 16,178 sf
Bonus Mezzanine:	± 3,007 sf
Loading:	1 (16' x 18') drive-in door 2 (8' x 8') dock doors 1 ramped dock door
Ceiling Height:	19'9" to 24'9"
Power:	200A, 110/208V, 3 phase (TBV)
HVAC:	Warehouse: Overhead unit heater Office: Roof-top air conditioning & heating
Year Built:	1980

Sale Particulars

Asking Price:	\$4,725,000
Property Taxes	\$64,010.03 (2026)
Available:	30 days notice

Highlights

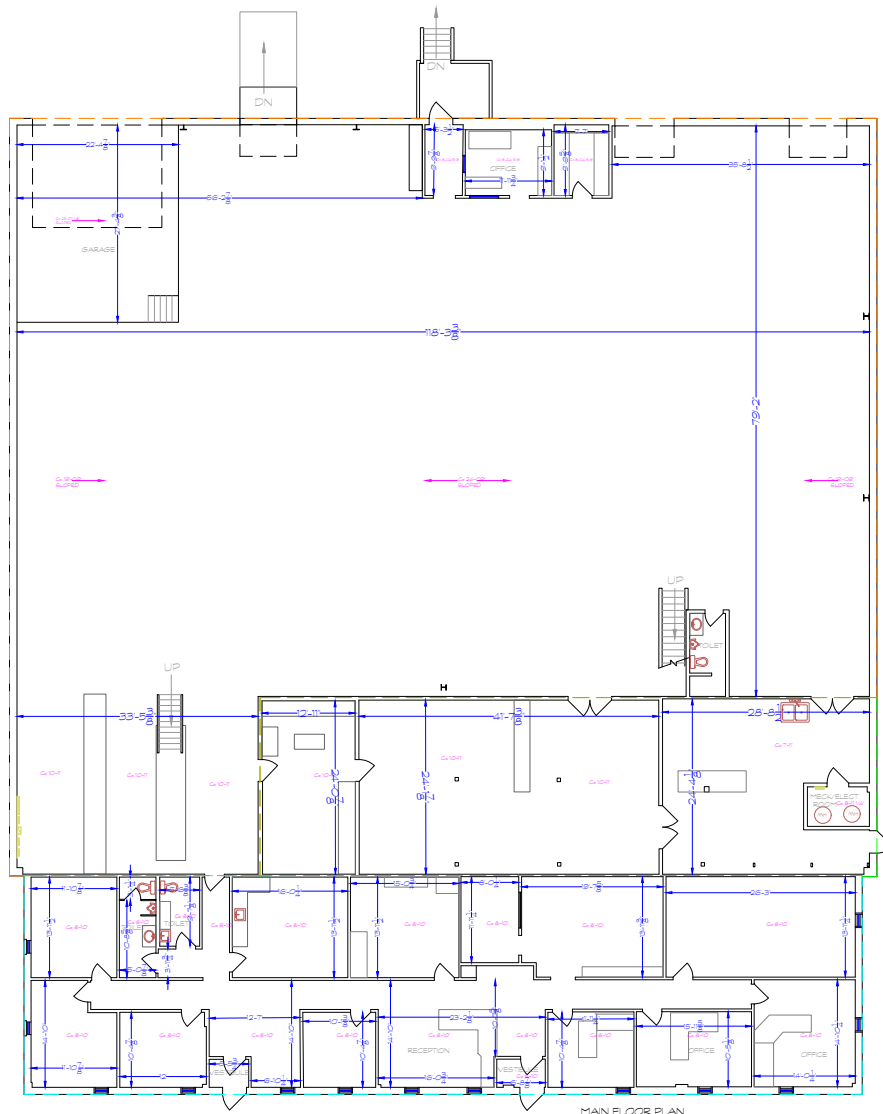
- Freestanding building with fenced yard
- Paved, corner lot with 2 access points
- Dock and drive-in loading
- Bonus mezzanine
- Ample onsite parking
- Potential for building expansion
- Good access onto Barlow Trail, Glenmore Trail and 52nd Street SE



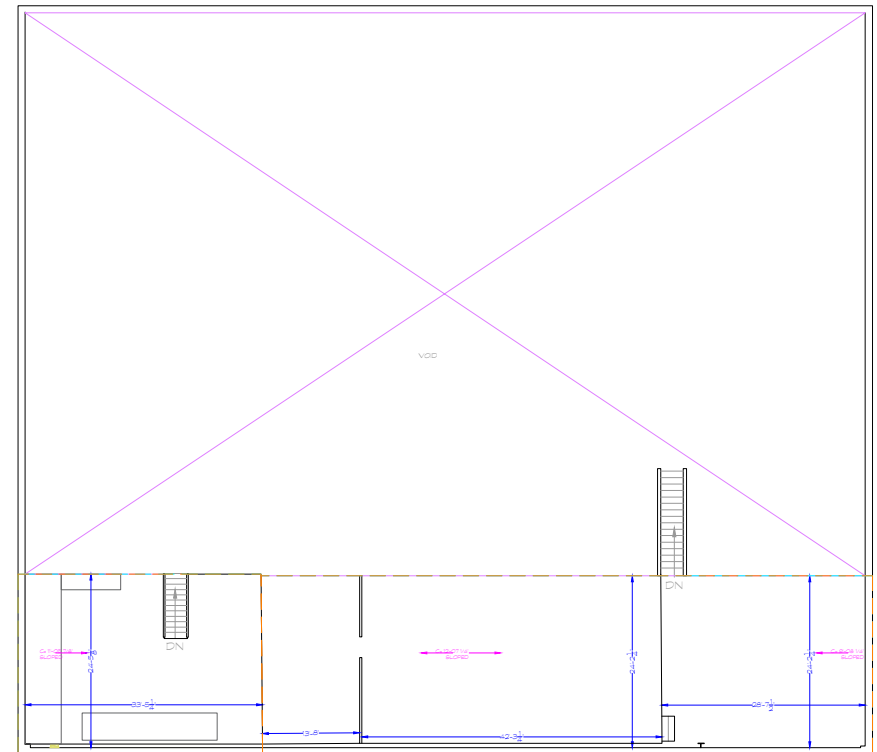
FLOOR PLAN

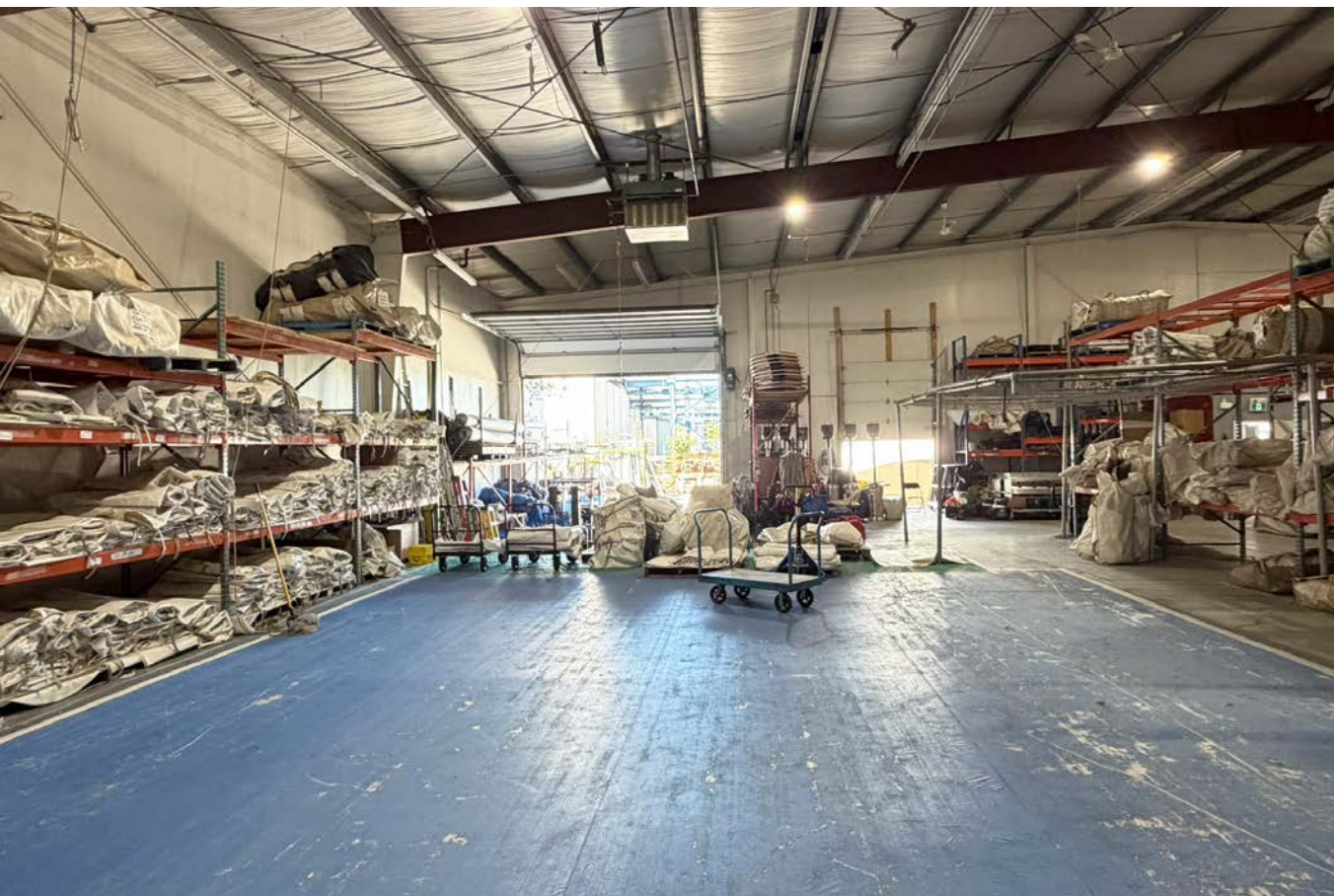
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MAIN FLOOR



SECOND FLOOR







MAP OF LOCATION



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