

±16,178 SF Freestanding Building on ±1.19 Acres

CUSHMAN & WAKEFIELD

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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 with interior dock platform 2 (8’ x 8’) dock doors 1 ramped dock door
Ceiling Height:	17’9” to 22’9”
Power:	200A, 110/208V, 3 phase (TBV)
HVAC:	Warehouse: Overhead unit heater Office: Roof-top air conditioning & heating
Year Built:	1988

Sale Particulars

Asking Price:	$4,725,000
Property Taxes	$64,010.03 (2026)
Available:	Immediately

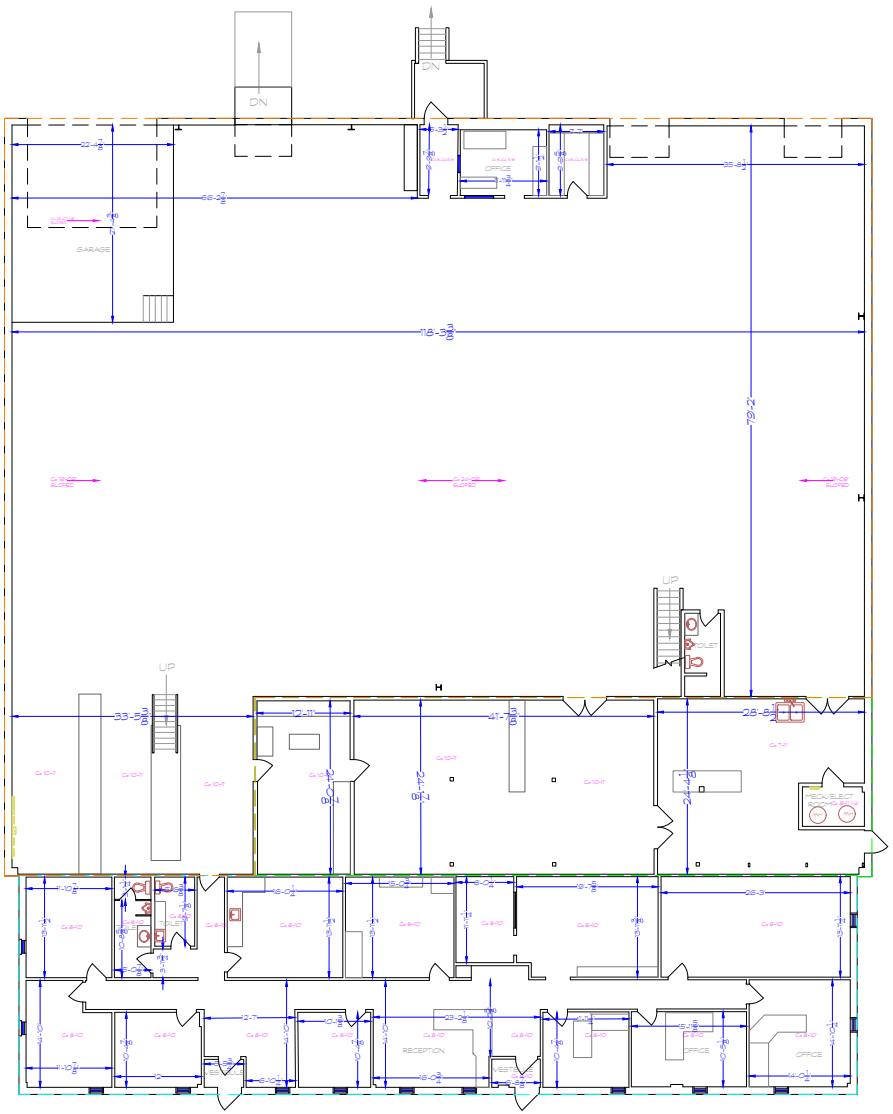
Highlights

- 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

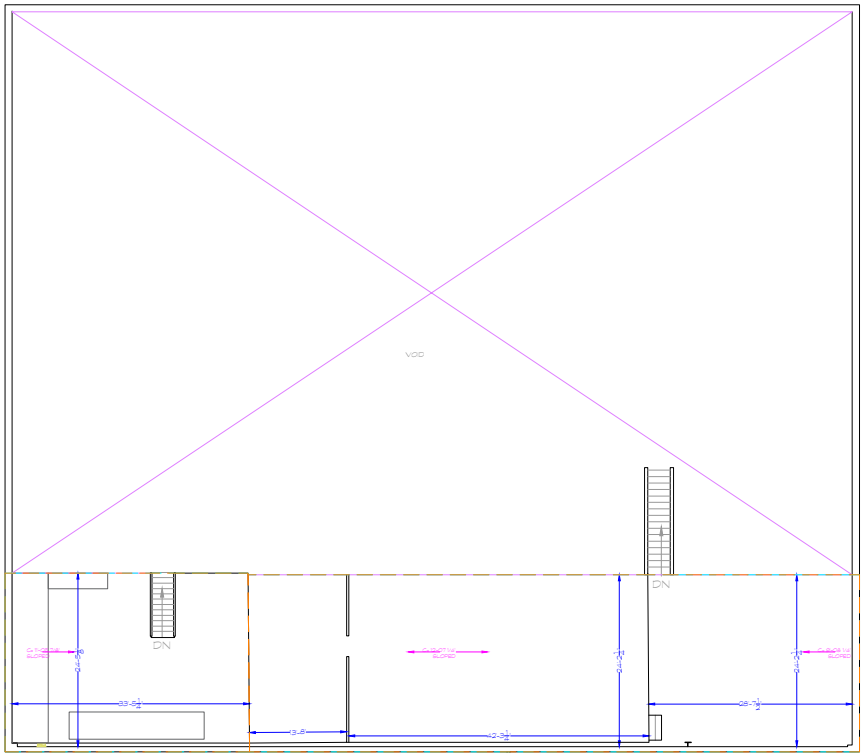


FLOOR PLAN

MAIN FLOOR



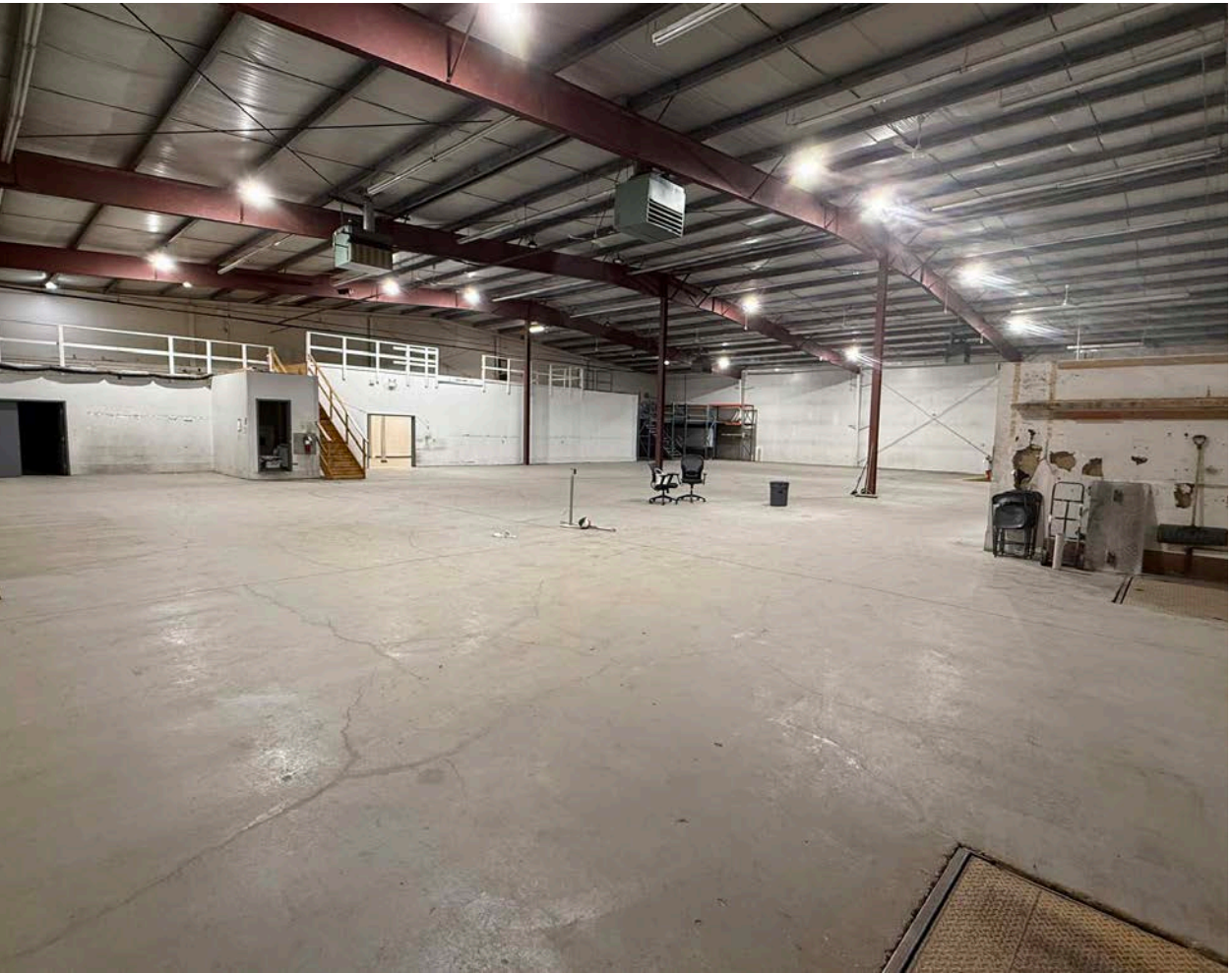
SECOND FLOOR

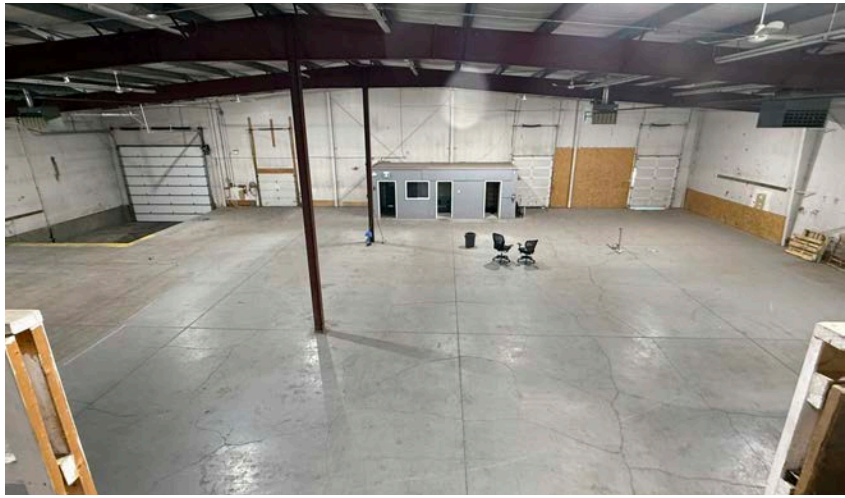


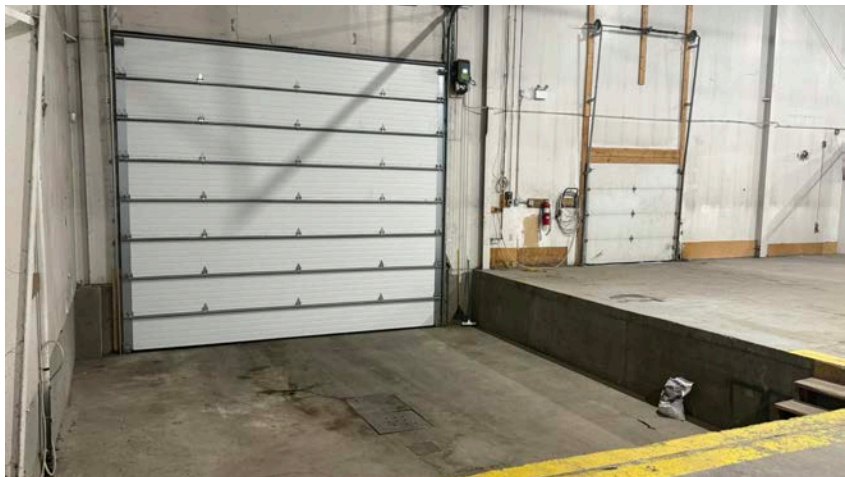




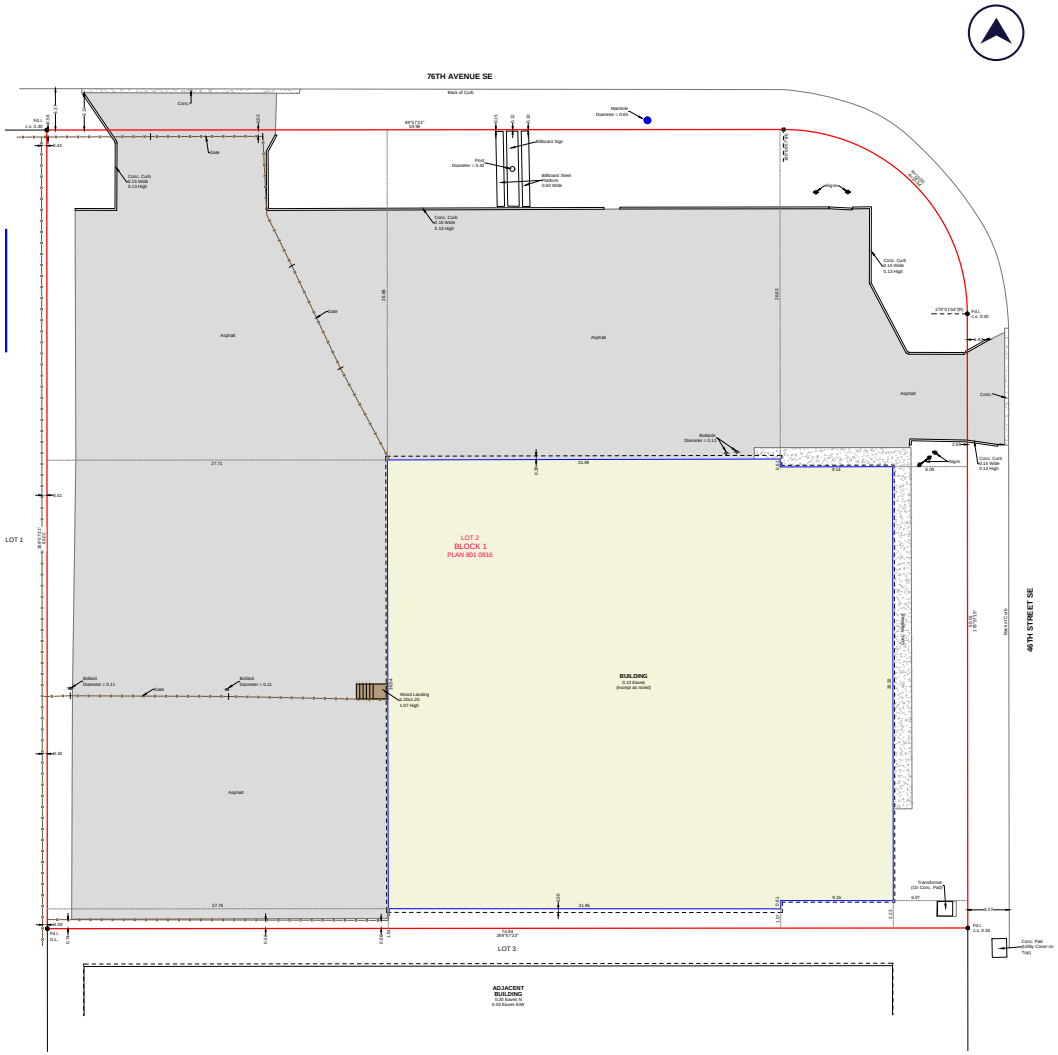








SITE **PLAN**


76TH AVENUE SE
LOT 1
LOT 2
BLOCK 1
PLAN 801 0816
BUILDING
LOT 3
ADJACENT BUILDING
46TH STREET SE
Asphalt


46 STREET SE
76 AVENUE SE


76 AVENUE SE

MAP OF **LOCATION**



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