

**Fabrication / Manufacturing Building**  
With (2) Five Ton Cranes

# FOR SALE/LEASE

5110 - 76 Avenue S.E., Calgary, AB



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Commercial Real Estate Advisors



# PROPERTY OVERVIEW

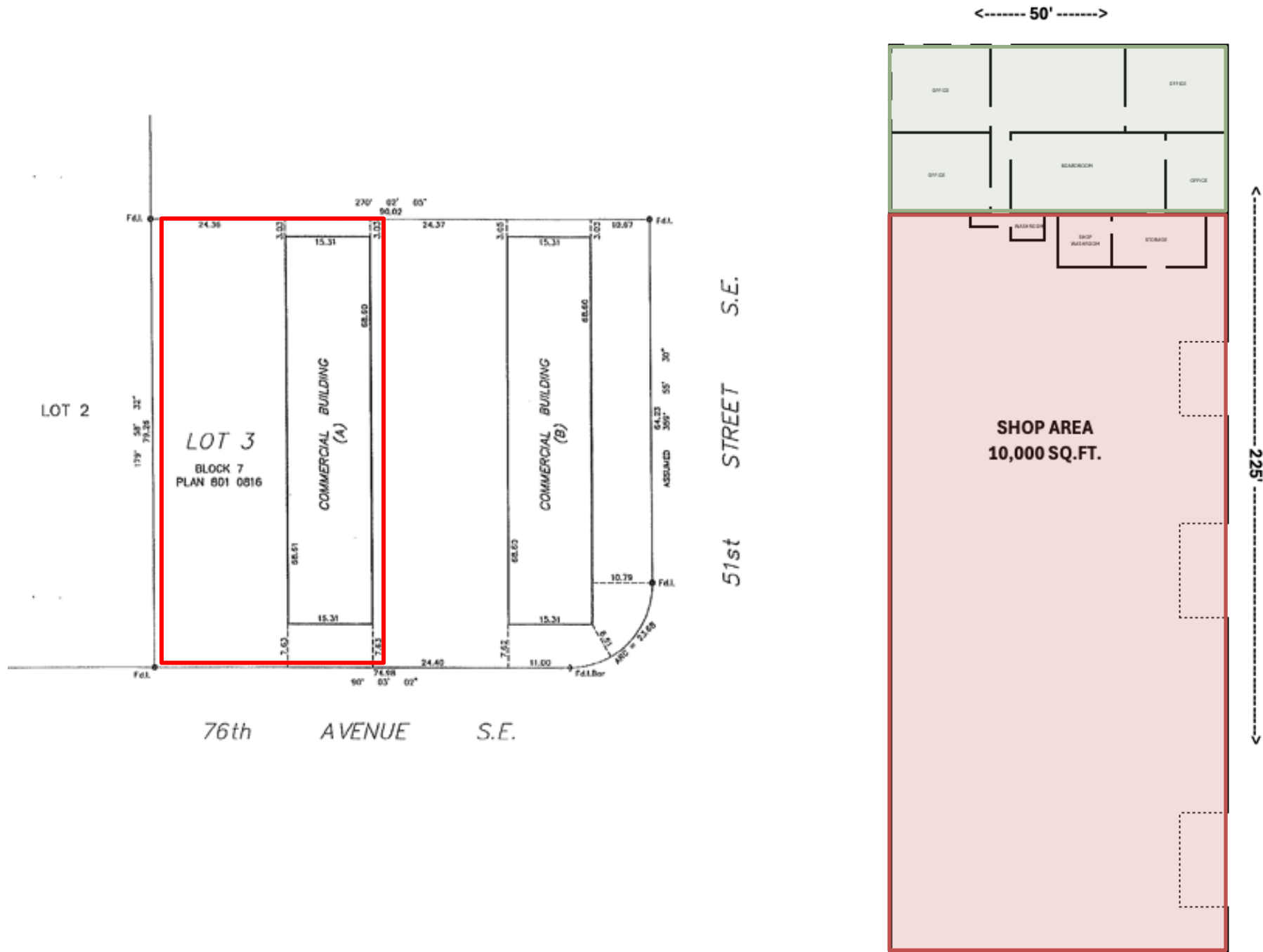
Address:	5110 – 76 <sup>th</sup> Avenue S.E..
District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Site Size:	0.77 Acres
Square Footage:	Office: 1,250 SF Shop: 10,000 SF Total: 11,250 SF
Cranes:	(2) 5 Ton
Make-up Air:	12,000 CFM
Clear Height:	24 (18' under hook)
Loading:	(3) 16' x 16' Drive-in Door
Power:	200 amps @ 600 volt
Lease Rate:	\$16.00 PSF
Operating Costs:	\$6.00 (est. for 2025)
Sale Price:	<del>\$3,295,000.00</del> \$3,095,000.00
Taxes (2024):	\$55,860.19
Availability:	September 2025



## HIGHLIGHTS

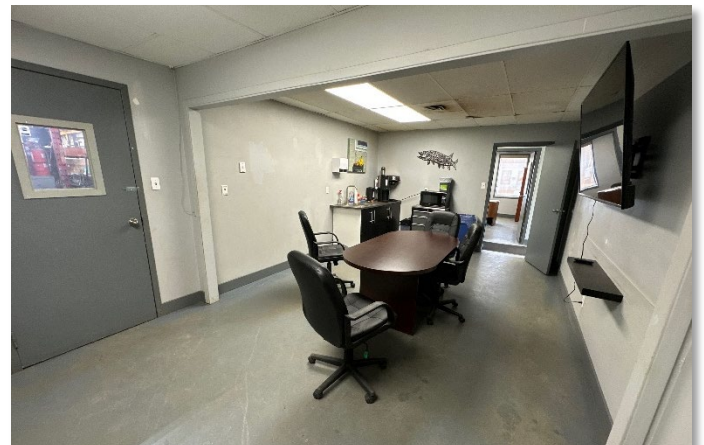
- Ideal fabrication / service facility
- Bonus Mezzanine – Lunchroom
- 50'- x 200' Clear span shop area
- Make-up air and cranes
- Electrical distribution throughout
- 18' hook height

# SITE PLAN & FLOOR PLAN



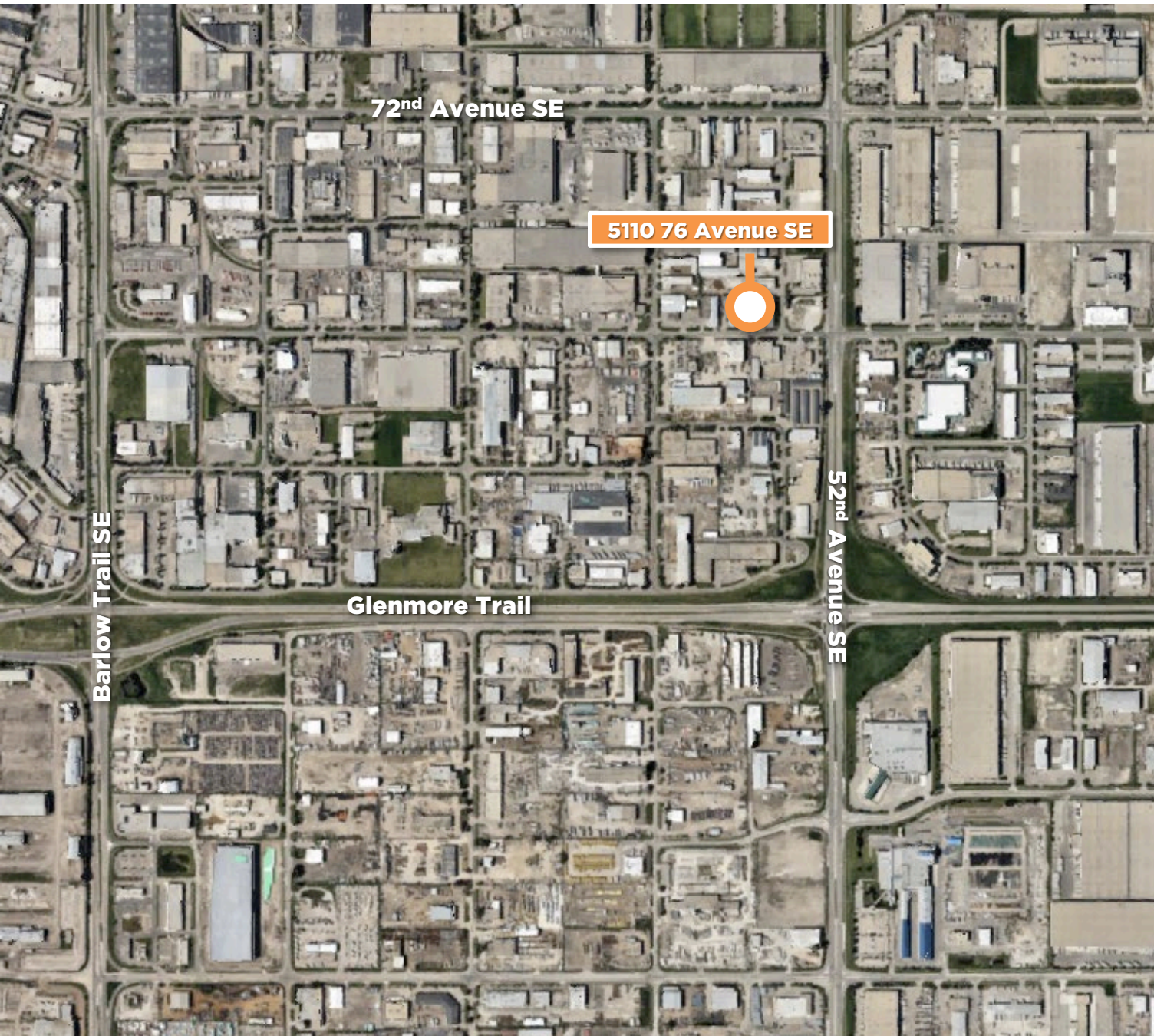


# INTERIOR FEATURES





# LOCATION



## Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: 14 minutes

Calgary Airport: 18 minutes

## Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/  
charging  
stations





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