

FOOTHILLS
INDUSTRIAL PARK
// 12,637 SF On 1.19 Acres

FOR SALE/LEASE

7815 – 46 Street SE, Calgary, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



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- Exceptional power
- Excellent Loading and Site Storage
- High-end office finishes upstairs
- Multiple cranes
- Excellent for fabrication
- Change rooms, shop lunch room
- Air lines throughout
- Location Notes:
- Central location in the Foothills Industrial Park
- Numerous amenities nearby
- Access to Glenmore Tr., Deerfoot Tr., 52 St. and Barlow Tr.

PROPERTY OVERVIEW

Legal Description: 8010816;1;6

Site: 1.19 acres

Office: 2,714 SF

Shop: 11,280 SF

Total: 12,637 SF

Price: \$3,850,000

Basic Rent: \$17.00 PSF plus escalations

Operating Costs: \$5.75 PSF (Est. 2025)

Power: 600A/600V 3 Phase

Lifting Capacity: 1000 lb jib crane

5 ton bridge crane (14' hook)

2 ton bridge crane (14' hook)

Loading: Three 12'w x 14'h DI

One 12'w x 16'h DI

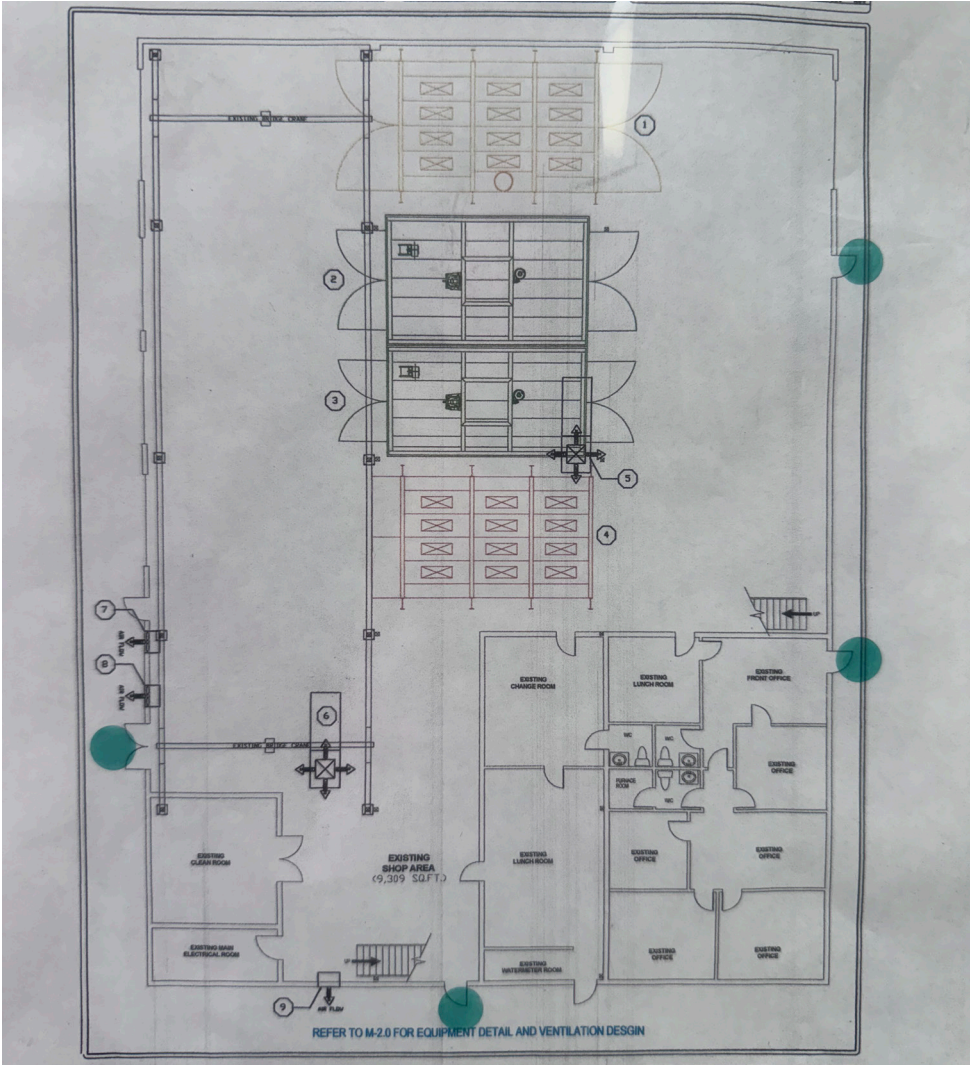
One 14'w x 16'h DI. (drive through)

Clear Height: 20'

MUA rooftop: Two 2 stage sumps

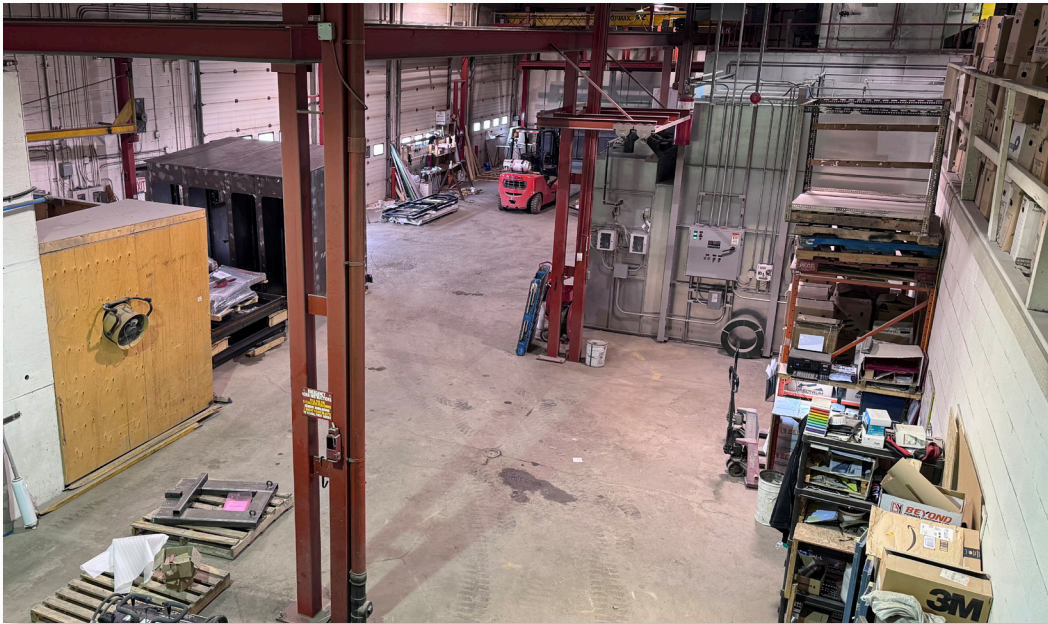
Available: March 1, 2025

FLOOR PLANS



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

INTERIOR FEATURES // 7815 - 46 Street SE



EXTERIOR FEATURES // 7815 - 46 Street SE



// TBV



LOCATION

Located in SE Calgary, in the Foothills Industrial district, with convenient access to major thoroughfares.

Successful Calgary businesses within the immediate area: **TIW Western Inc, Bugaboo Landscaping Ltd, PepsiCo Beverages Canada, Kidco Construction Ltd, Calgary Fasteners & Tools Ltd** and so on.



Drive Times:

Glenmore Trail SE: 4 minutes

Stoney Trail: 6 minutes

Deerfoot Trail: 9 minutes

Calgary Airport: 22 minutes

Nearby Amenities

Easy accessibility & close proximity to:



Prime location



restaurants & fast food



fuel / charging stations





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