

SALE Opportunity

FREESTANDING MANUFACTURING
FACILITY, CRANES AND FULLY
SECURED YARD



For more information



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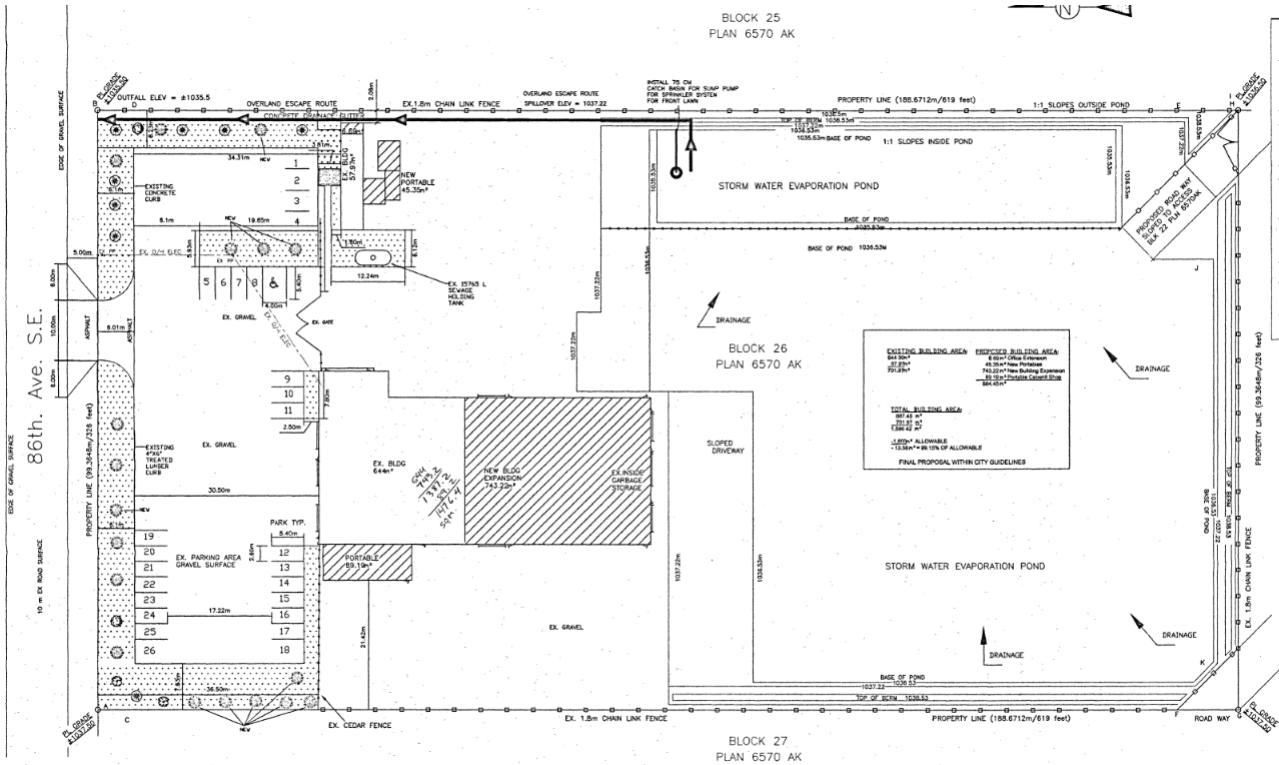
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Property Plans



Not to scale. Not exactly as shown



Property Information

Address: 6633 - 86th Ave. SE, Calgary AB

Legal Address: Plan 6570AK; Block 26

Zoning: I - G General Industrial

Buildings:	Office Trailers	2,565 s.f. +/-
	Shop	<u>14,475 s.f. +/-</u>
	Total	17,040 s.f. +/-

Storage Tent	1,860 s.f. +/-
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Land Size: 4.63 acres

Services	Gas and water. Sewer - min 2,000 gallon septic tank. Storm - via storm pond.
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Yard:

- Heavily compacted.
- Fenced and secure
- Onsite storm pond

Loading:

- 2 - 16' x 16' drive through bay
- 2 - 12' x 14' drive through bay
- 2 - 18' x 18' drive through bay
- 2 - 20' x 20' drive through bay

All door sizes to be confirmed

Building Height: TBC

Cranes: 2 - 4 ton
1 - 10 ton (14' hook height)

Power: 400 amp 208 volts with step-up to 600volt for cranes and MUA

Mechanical: 30,000 CFM Air Make up

Lighting LED lighting in shop

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Property Features

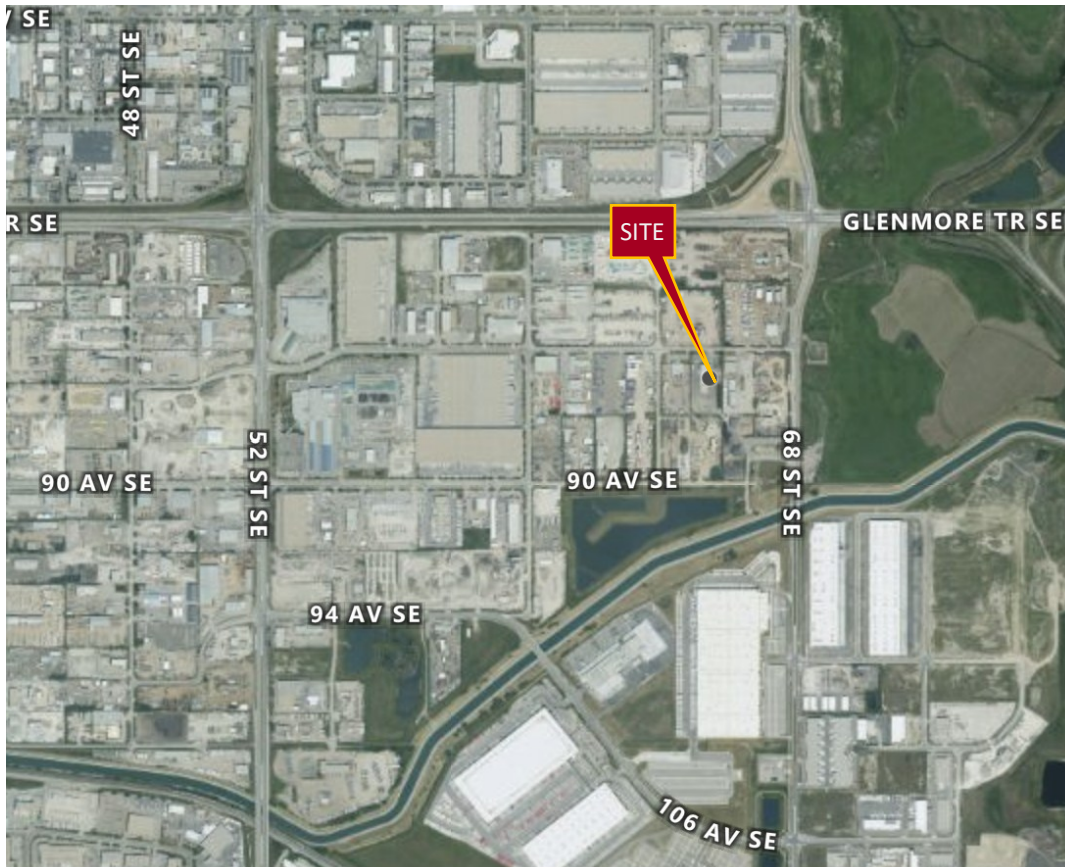
Clear span manufacturing facility complete with 3 overhead cranes.

Well configured shop providing north south and east west drive through access.

Site provides fenced and secure operations. Site is fully fenced and secured with a large parking lot.

Access to Stoney Trail via 68 Street and Glenmore Trail.

Large 4.63 area providing ample space for product and material storage while providing ample room for marshalling around the building.



Overhead Photo



Financial

Property Taxes estimated 2025: \$89,278.97

Asking Sale Price: \$5,999,000.00

Rental Income Approximately 2 acres of yard leased for \$12,000 per month. Term expires June 2026