

# \$11,000,000 - 5110 56 Avenue Se, Calgary

MLS® #A2184463

**\$11,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.62 Acres

Foothills, Calgary, Alberta

An extraordinary and rare opportunity awaits with this prime real estate offering. Spanning 1.62 acres of I-G zoned land, it features immediate access to major road ways and to the RAILWAY system directly behind the fence line. The building boasts main and upper office spaces, reception areas, meeting rooms, and kitchens. The yard and warehouse are exceptionally well-equipped, featuring two newer 5-tonne cranes and two newer 10-tonne cranes. This established and profitable company has a 30+ year track record in manufacturing light standards, pole-line hardware, and site-specific structures for the roadway, energy, land development, and agricultural markets. Built on strong relationships and a commitment to quality, the company operates a well-equipped fabrication facility that fosters continual technological innovation. All products are CSA-certified, and the facility is governed by CWB standards, underscoring the company's dedication to quality and safety.

Built in 1998

## Essential Information

MLS® #	A2184463
Price	\$11,000,000
Bathrooms	0.00
Acres	1.62
Year Built	1998



Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	5110 56 Avenue Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4M9

### **Interior**

Heating	Central
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### **Exterior**

Roof	Asphalt/Gravel
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### **Additional Information**

Date Listed	December 23rd, 2024
Days on Market	99
Zoning	I-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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