

MOVE IN READY

FOOD PROCESSING / MANUFACTURING FACILITY

5610 46 St SE - Bay 14
Calgary, Alberta



FOR SALE

AVENUE
Commercial
Real Estate Solutions

Presented By:

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HIGHLIGHTS

5610 46th St SE, Calgary, Alberta



BUILDING INFO



Loading

1 drive-in (20ft)
1 Dock (unfinished)



Zoning

I-G



Year Built

2005



Parking

8 designated

Size:	Approx 4,717 sq ft with bonus 2,000 sq ft (approx.) fenced yard
Condo Fees:	\$753.00
P.Tax (2024):	\$23,531.00
Ceiling Height:	20'
Shipping area:	2 raw freezers, 1 finished freezer, 1 general cooler

- 3 front office and reception areas
- Separate mens and womens change rooms and washrooms
- Lunch room
- Dry Good storage
- Cooking area with 1 cooler (cooked foods)
- Production facility: spice room, holding freezer, packaging chiller

HEAD OFFICE

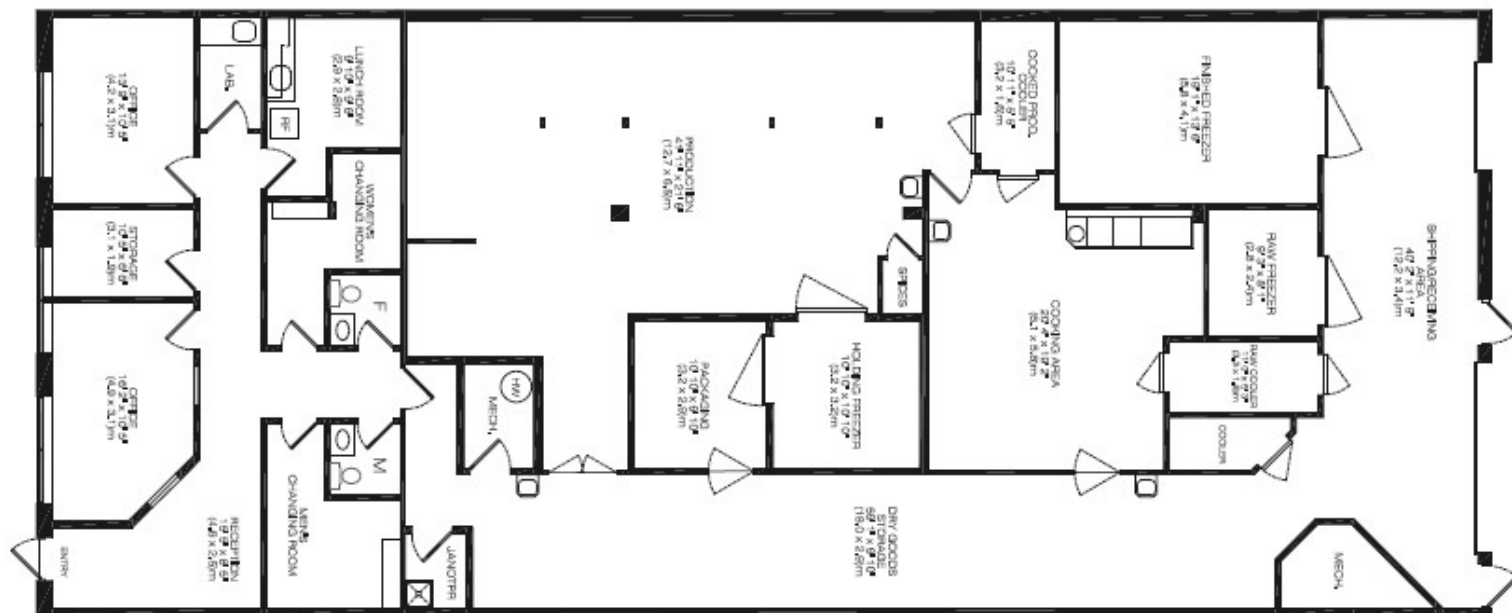
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

FLOOR PLAN & LOADING DOCKS

5610 46th St SE, Calgary, Alberta



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KITCHEN AREA

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KITCHEN AREA

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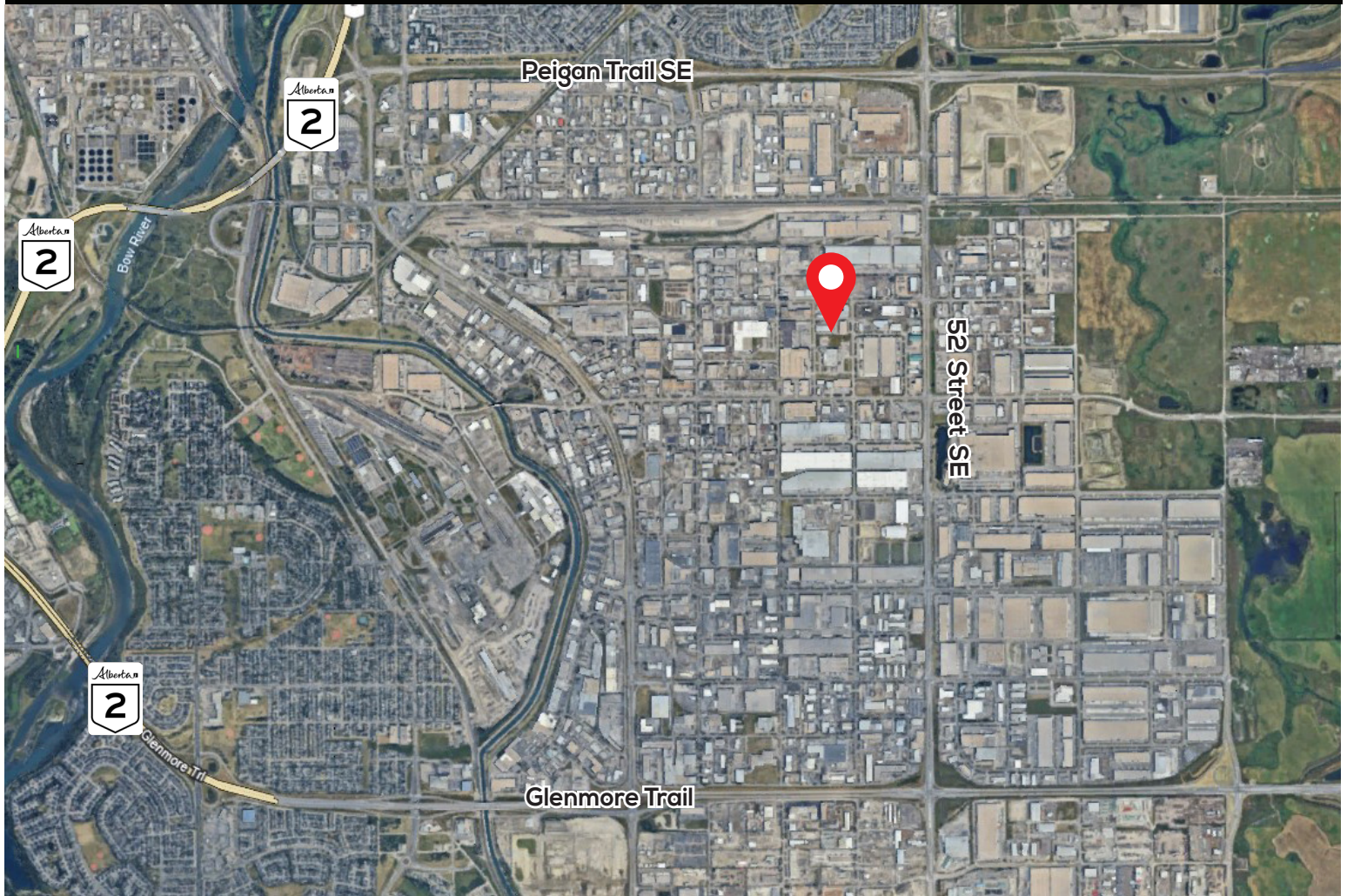
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LOCATION

5610 46th St SE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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