



CUSHMAN &
WAKEFIELD

3016

58 AVENUE SE

CALGARY, AB

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FOR SALE OR LEASE

58,194 SF on 4.03 Acres | Active Rail Spur
Manufacturing/Distribution/Transloading Facility



58 AVENUE SE

PROPERTY DETAILS

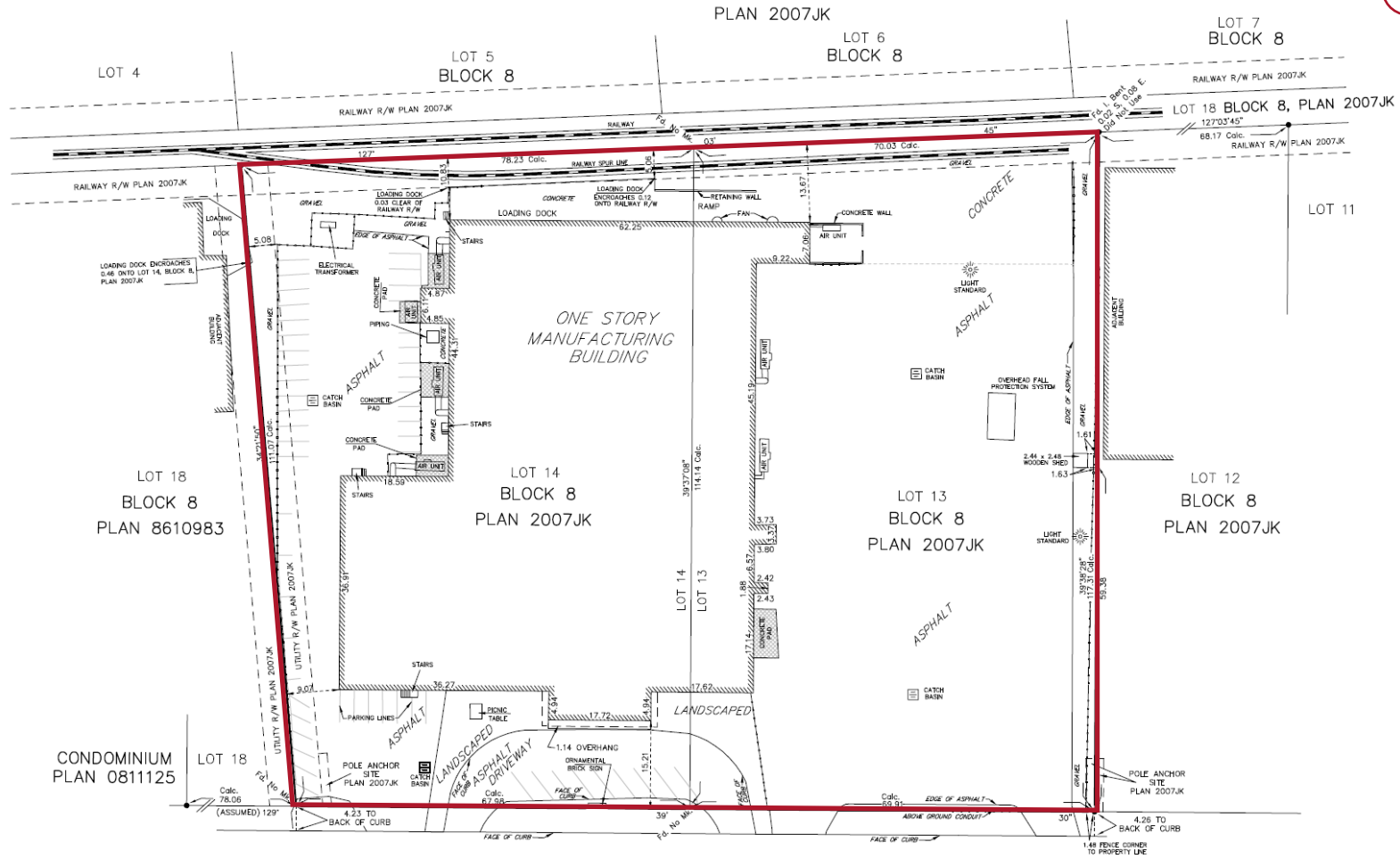
District:	Foothills
Legal Description:	Plan 2007JK, Block 8, Lots 13-14
Site Size:	4.03 acres
Available Area:	±58,194 sf
Loading Doors:	3 (8'W x 12'H) dock doors 2 (18'W x 18'H) drive-in doors 2 (18'W x 16'H) drive-in doors 1 (18'W x 12'H) drive-in door 1 (12'W x 14'H) rail door/drive-in door
Ceiling Height:	11.5' to 25' clear
Power:	2,500 KVA @ 480 volts
Zoning:	I-G (Industrial General)
Year Built:	1971
Sale Price:	\$10,750,000
Property Taxes:	\$152,095.38 (2024)
Lease Rate:	Market
Op. Costs:	Tenant administered
Available:	Immediately

HIGHLIGHTS

- Freestanding, manufacturing/distribution building with large yard area
- Site is fully fenced, secure and mostly paved
- Dock and drive-in loading; Drive-through loading possible
- CN and CP dual serviced rail spur available
- 2 access points to the yard area
- Central Calgary location with good access onto Barlow, Peigan and Deerfoot Trail
- High capacity gas and water service building
- New Enmax transformer recently installed; Significant power upgrade possible
- All loading doors recently replaced
- Elaborate security system can be included
- Make-up air system in place



SITE PLAN

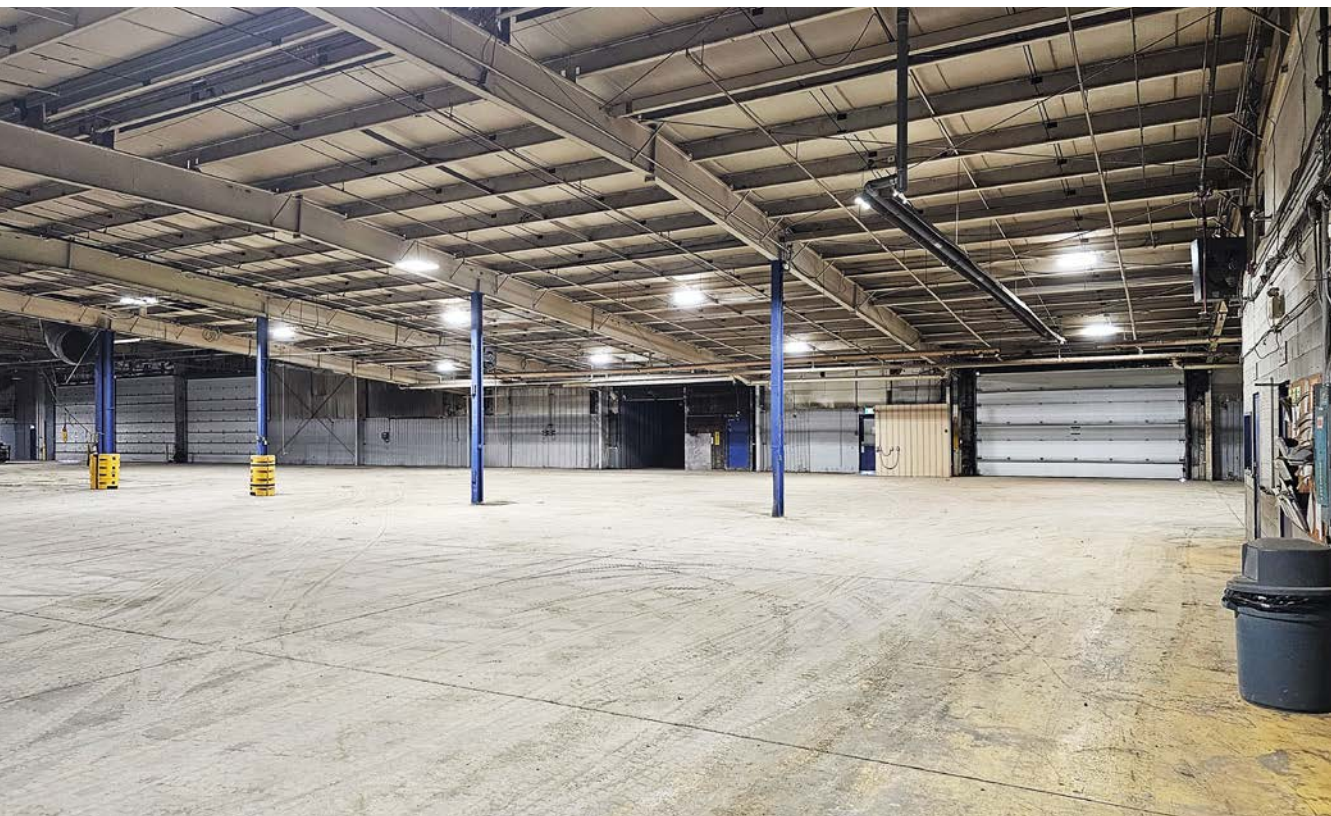


58th AVENUE S.E.



*Not to scale, not exactly as shown.









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