



CUSHMAN &
WAKEFIELD

3016

58 AVENUE SE

CALGARY, AB

SEAN FERGUSON
sean.ferguson@cushwake.com

ALAN FARLEY
alan.farley@cushwake.com

FOR SALE OR LEASE

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



58 AVENUE SE

PRICE REDUCED

PROPERTY DETAILS

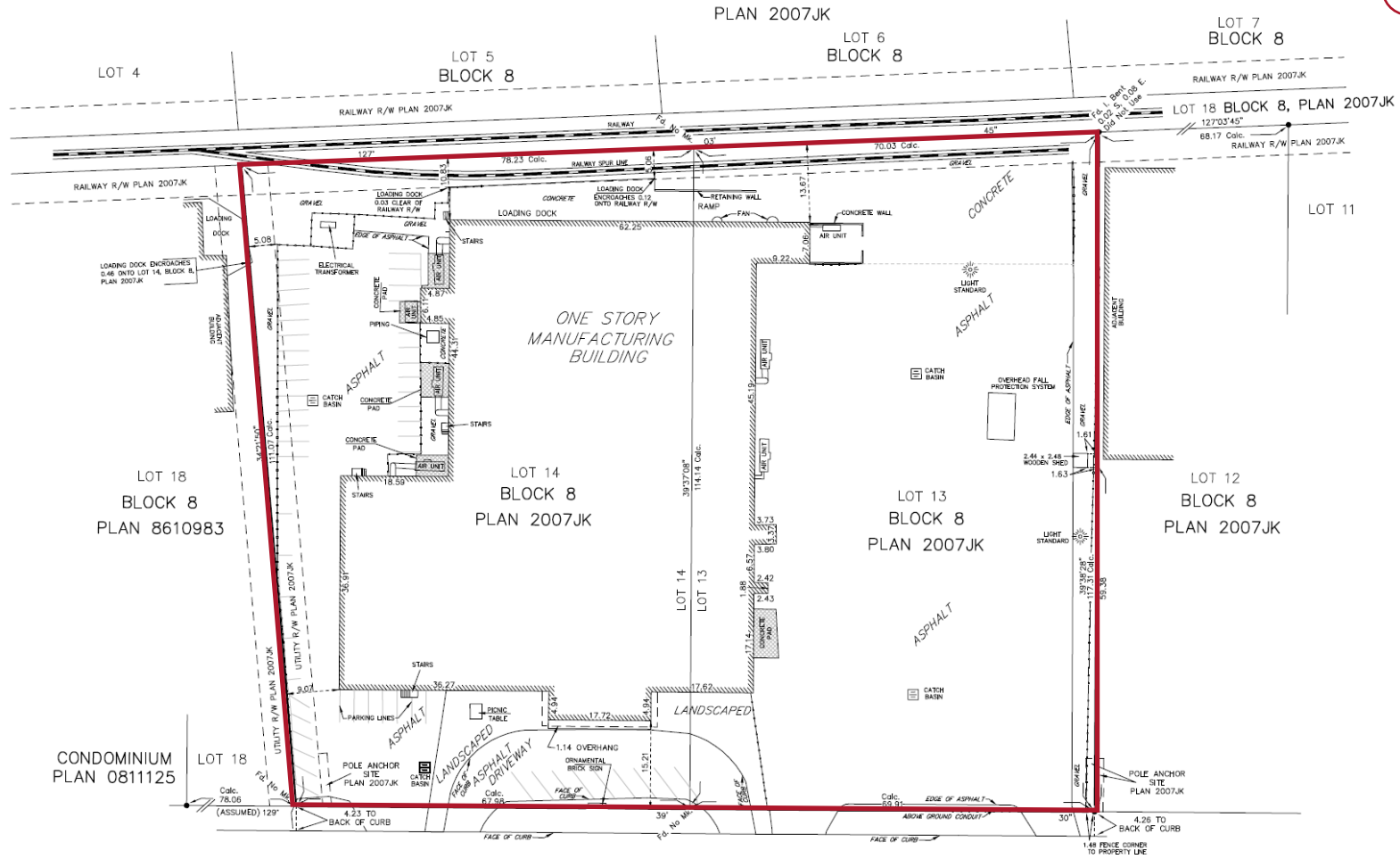
District:	Foothills
Legal Description:	Plan 2007JK, Block 8, Lots 13-14
Site Size:	4.03 acres
Available Area:	±58,194 sf
Loading Doors:	3 (8'W x 12'H) dock doors 2 (18'W x 18'H) drive-in doors 2 (18'W x 16'H) drive-in doors 1 (18'W x 12'H) drive-in door 1 (12'W x 14'H) rail door/drive-in door
Ceiling 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 NOW \$9,900,000
Property Taxes:	\$152,095.38 (2024)
Lease Rate:	Market
Op. Costs:	Tenant administered
Available:	Immediately

HIGHLIGHTS

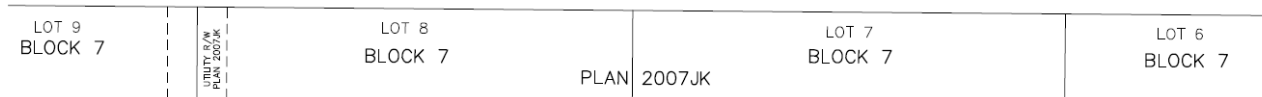
- Freestanding, manufacturing/distribution building with large yard area
- Site is fully fenced, secure and mostly paved
- Dock and drive-in loading; Drive-through loading possible
- CN and CP dual serviced rail spur available
- 2 access points to the yard area
- Central Calgary location with good access 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



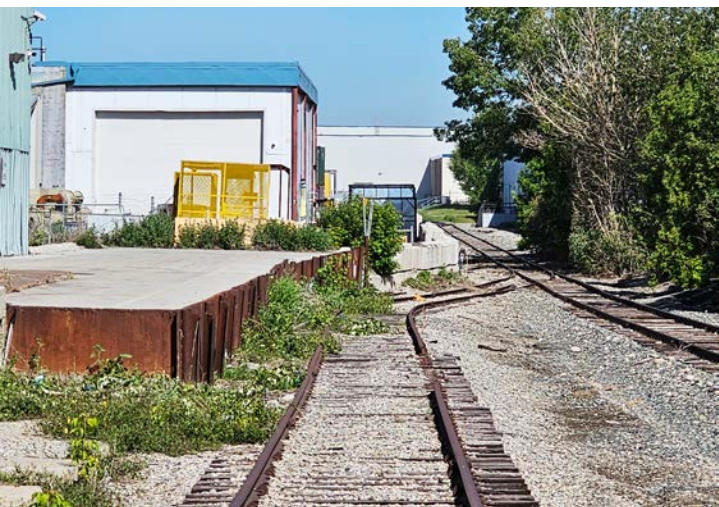
SITE PLAN

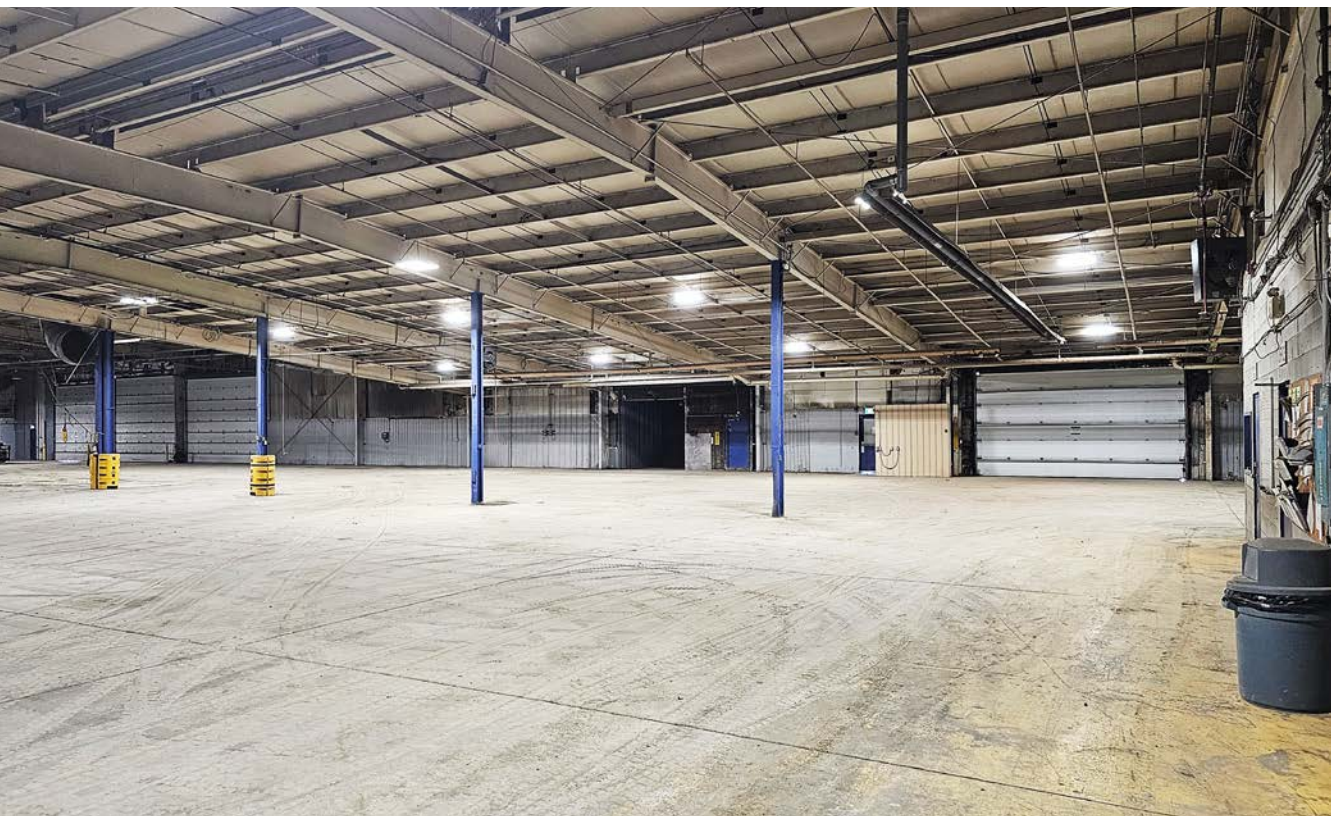


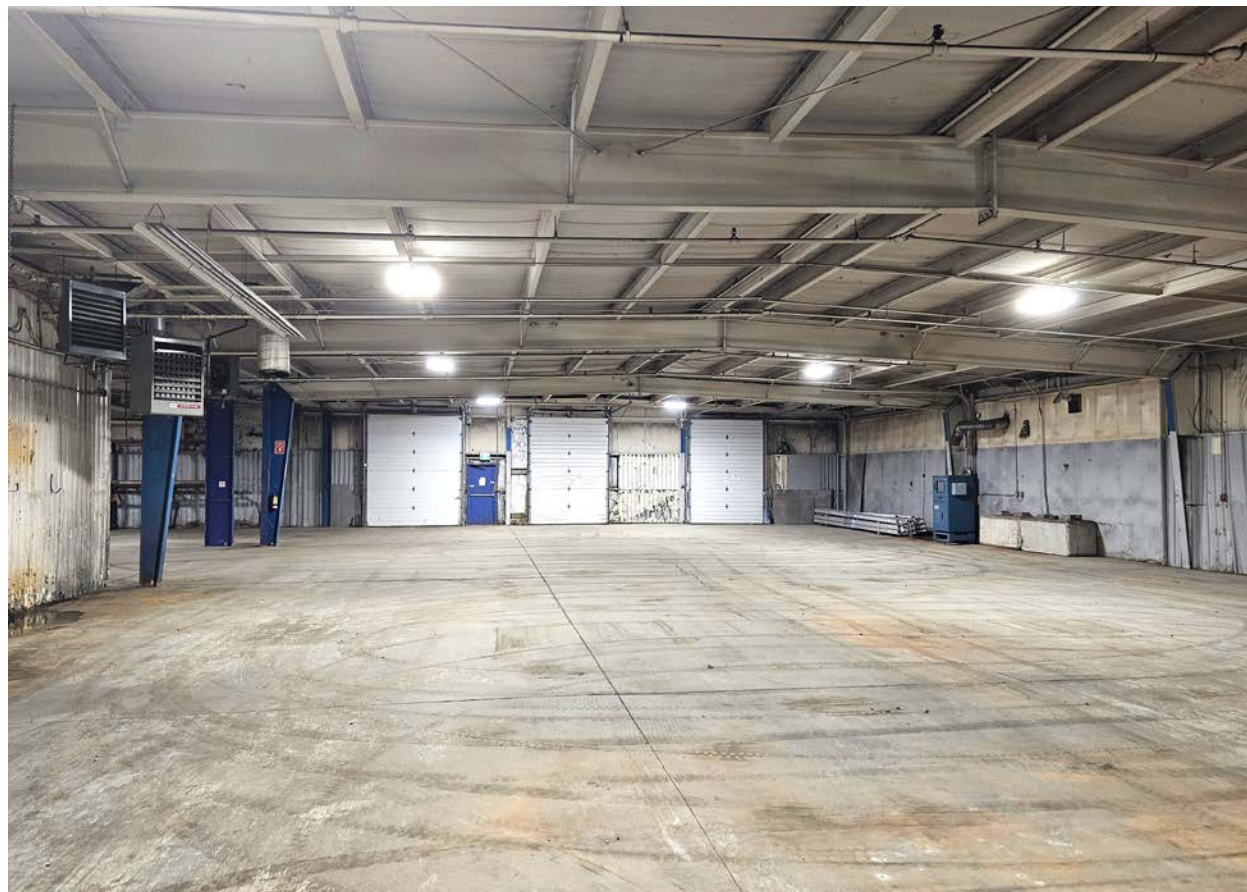
58th AVENUE S.E.



*Not to scale, not exactly as shown.









SEAN FERGUSON
Associate Vice President
403 261 1114
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
403 261 1144
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

