

FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

11080 - 50th Street SE, Unit 190, Calgary, AB

10,601 square feet State-of-the-Art Refrigerated Warehouse



Turnkey Freezer/
Cooler Facility



Modern Class
"A" Construction



Strategically located in
Eastlake Industrial Park

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PROPERTY DETAILS

DISTRICT:

Eastlake Industrial Park

LEGAL DESCRIPTION:

Condominium Plan 2010055, Unit 1

AVAILABLE AREA:

Dry Warehouse: +/- 2,663 sq. ft.
Office: +/- 400 sq. ft.
Freezer: +/- 5,400 sq. ft.
Cooler: +/- 507 sq. ft.
2nd Floor Mezzanine: +/- 1,631 sq. ft.
Total: 10,601 sq. ft.

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

Warehouse: 27'6" Cooler: 11'8"
Freezer: 23'7" Mezzanine: 12'5"

LOADING:

1 - 12' x 14' automatic drive-in doors
2 - 8'6" x 10' dock doors with levelers

POWER:

TBV

YEAR OF CONSTRUCTION:

2018

CONDO FEES:

\$1,404.10 per month (for 2025)

PURCHASE PRICE:

\$4,000,000 (\$377 per sq. ft.)

(includes all refrigerated infrastructure as fixture in purchase price)

PROPERTY TAXES:

\$54,571.50 per annum (for 2025)

AVAILABLE:

September 1st, 2025



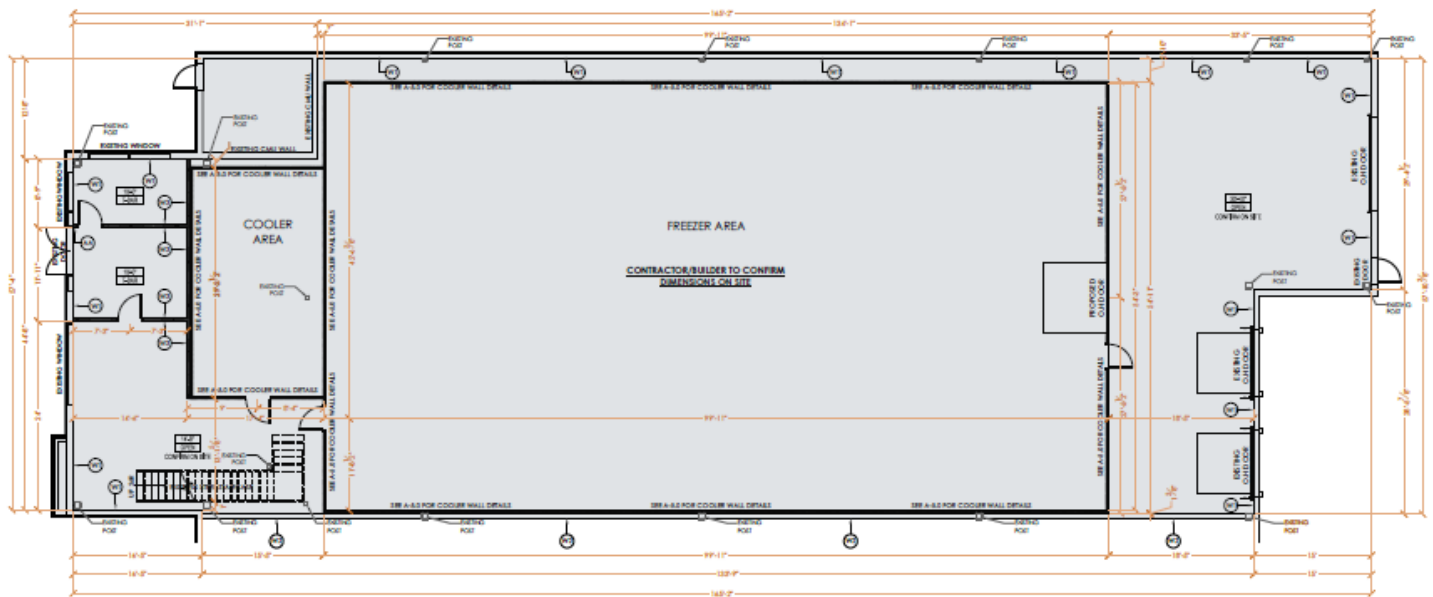
COMMENTS:

- » One-of-a-kind opportunity to purchase a turnkey freezer/cooler facility with unbelievable asset value
- » Freezer temp: to -30° Cooler temp: to -8°
- » "A" Class industrial development built by Beedie in 2018
- » Features both dock and drive-in loading capabilities
- » Includes ESFR sprinklers throughout
- » Built with two (2) electric forklift charging stations and proper ventilation
- » Concrete 2nd floor mezzanine with additional loading capacity
- » High-speed fiber is available for internet accessibility
- » Direct access off of 52nd Street in prominent SE industrial park

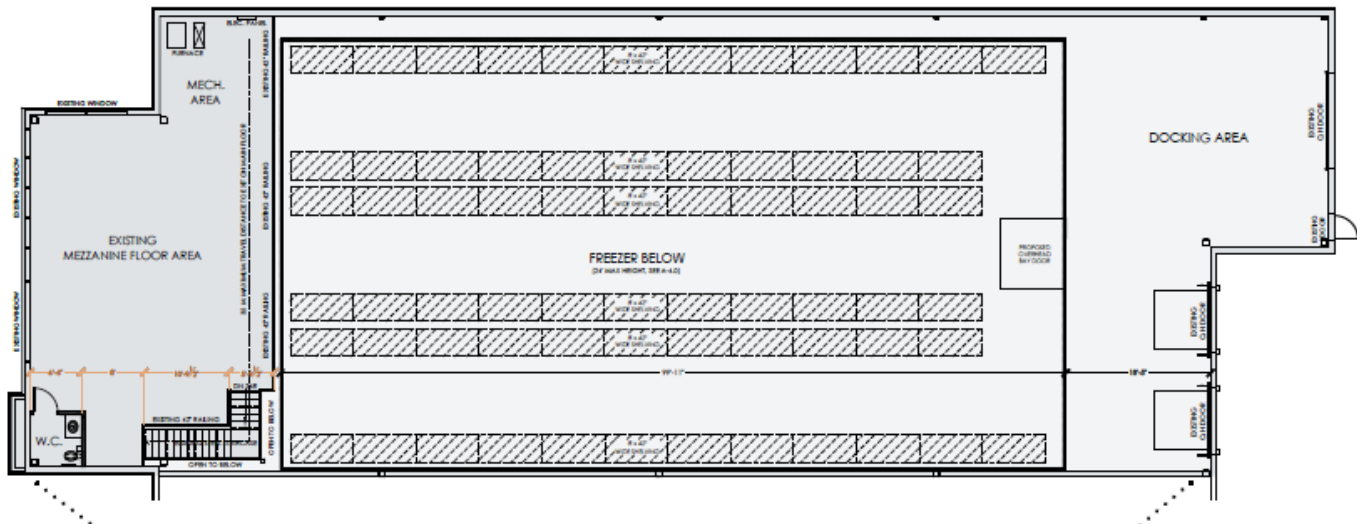
FLOOR PLAN



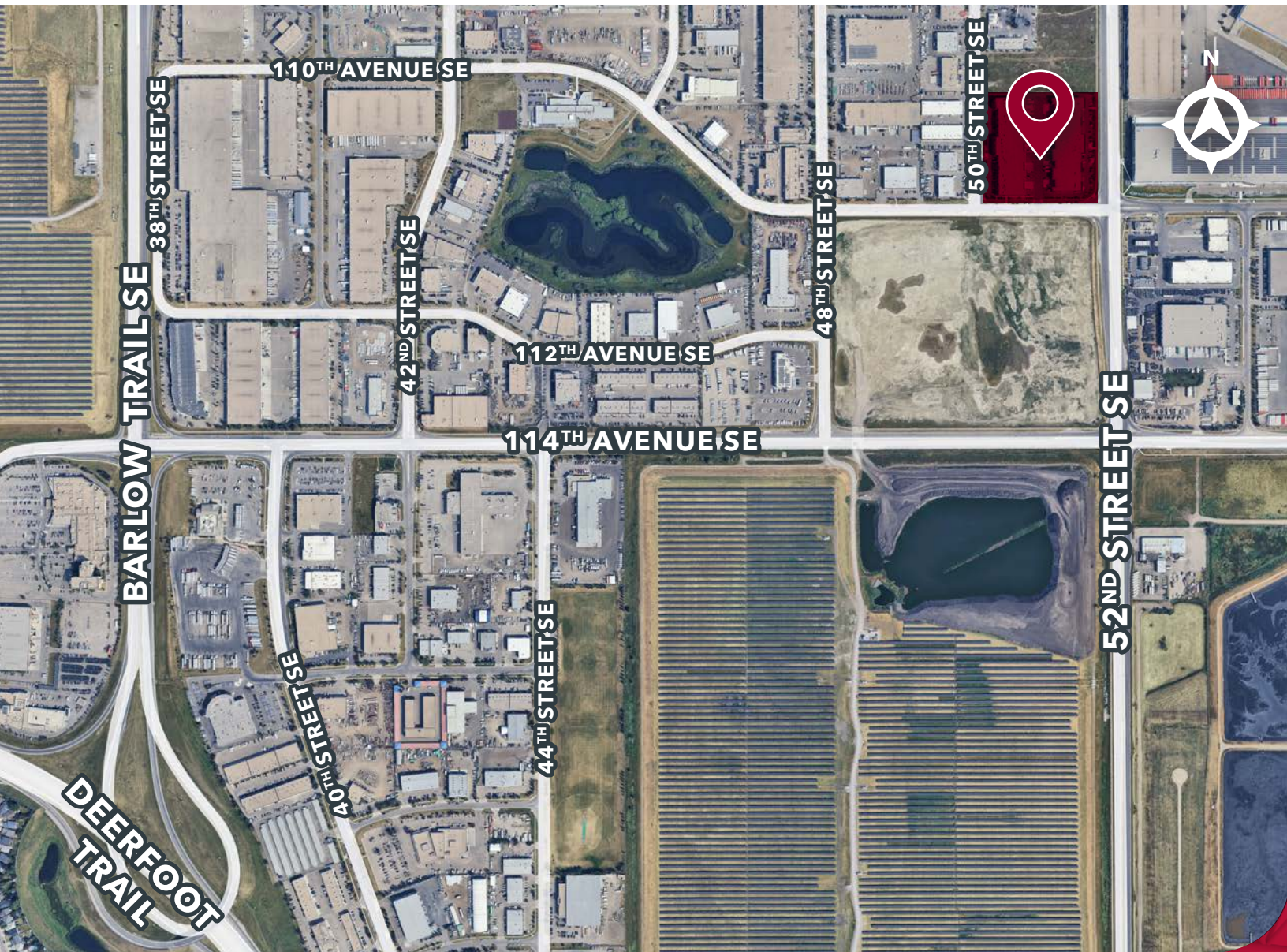
MAIN FLOOR



SECOND FLOOR



LOCATION



CONTACT US



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