FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

5425 - 90th Avenue SE, Calgary, AB

34,648 sq. ft. on 5.00 acres



Turnkey Commercial Sales/Service Facility

Short-Term Income Opportunity

16% Site Coverage Ratio

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:
Section 23

LEGAL DESCRIPTION:
Plan 0212553, Block 1, Lot 3

SITE SIZE:
5.00 acres

ZONING:
Industrial General (I-G)

AVAILABLE AREA:

Main Floor Office:	+/-	9,601 sq. ft.
Parts Warehouse:	+/-	3,090 sq. ft.
Service Shop:	+/-	21,927 sq. ft.
Total:	+/-	34,648 sq. ft.
Bonus Mezzanine:	+/-	1,765 sq. ft.
Bonus Quonset:	+/-	2,427 sq. ft.

YEAR OF CONSTRUCTION:
2003 with expansion in 2007

PURCHASE PRICE:
$10,500,000 ($305 per sq. ft.)

PROPERTY TAXES:
$180,069.75 (for 2026)

AVAILABLE:
Vacant Possession: Summer 2027
(Short-term income upside with existing tenancy;
Contact agents for more details)

CEILING HEIGHT:
16' in Parts Warehouse
21' - 22' in Service Shop

LOADING:
21 - 14' x 16' automatic sunshine drive-in doors
1 - 8' x 8' automatic sunshine drive-in door
(10 drive-thru bays)

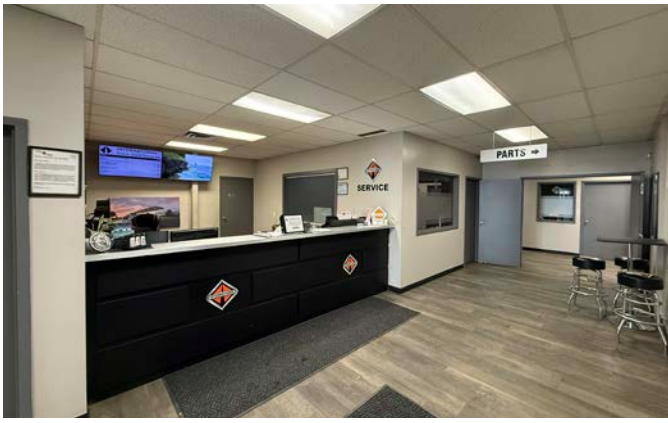
POWER:
800 amps, 120/208 volts, 3 phase service (TBV)

Wash Bay:
Dedicated 757 sq. ft. wash bay with sump and drainage

Service Pits:
Two (2) dedicated service bays

Make-Up Air:
TBV



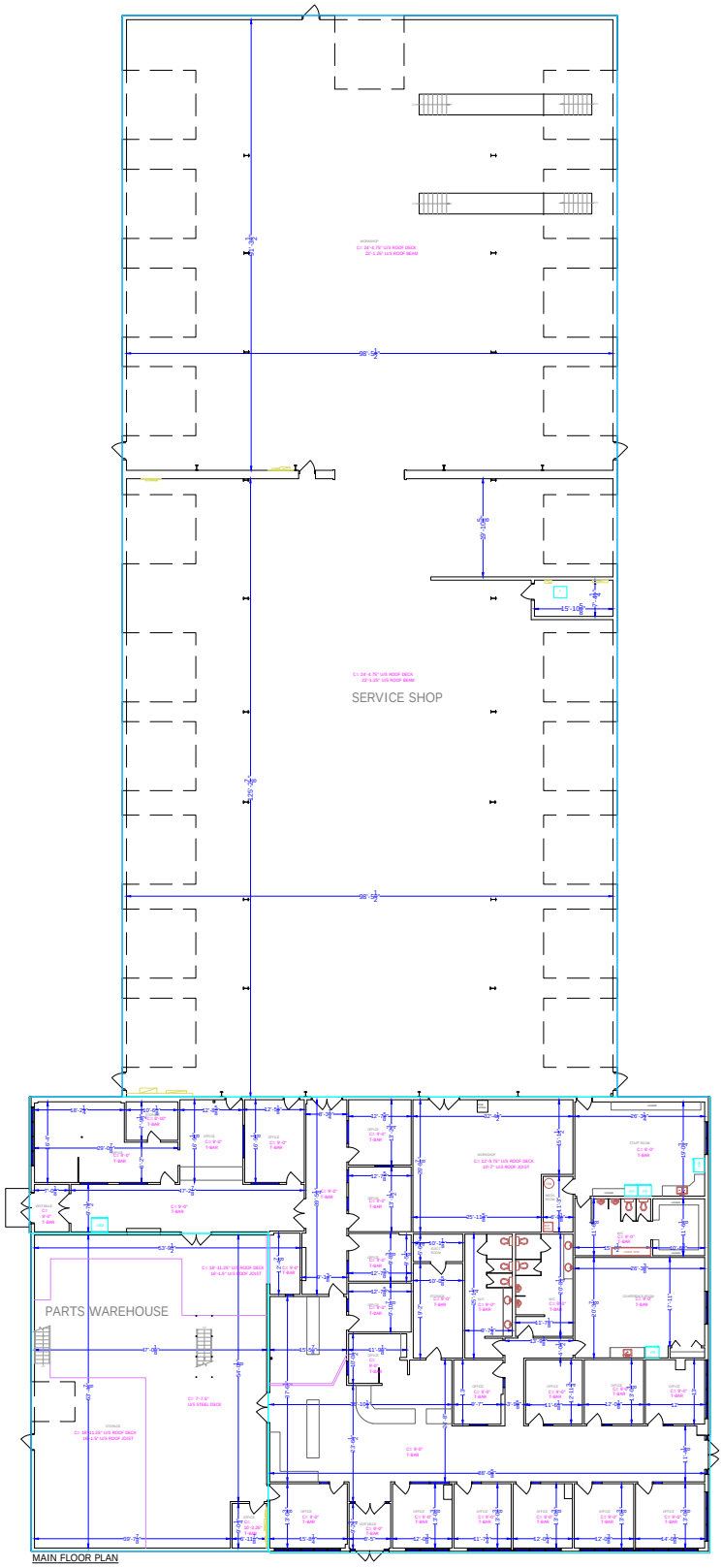






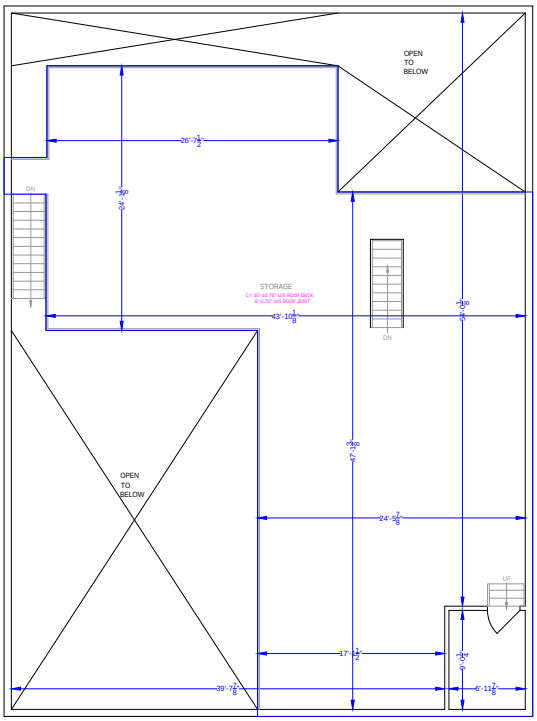


MAIN FLOOR PLAN



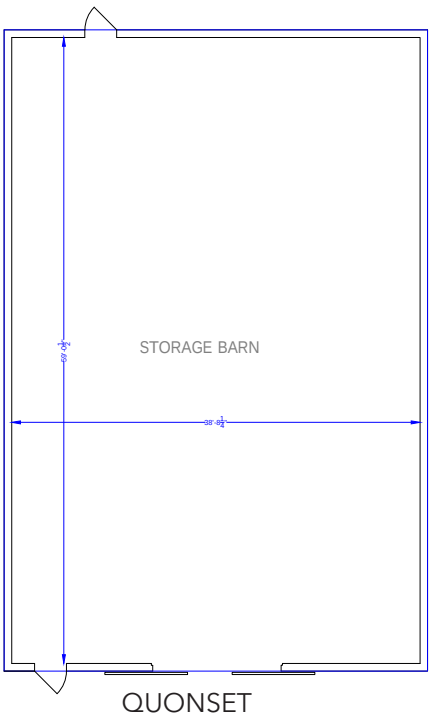
MAIN FLOOR PLAN

SECOND FLOOR PLAN / QUONSET



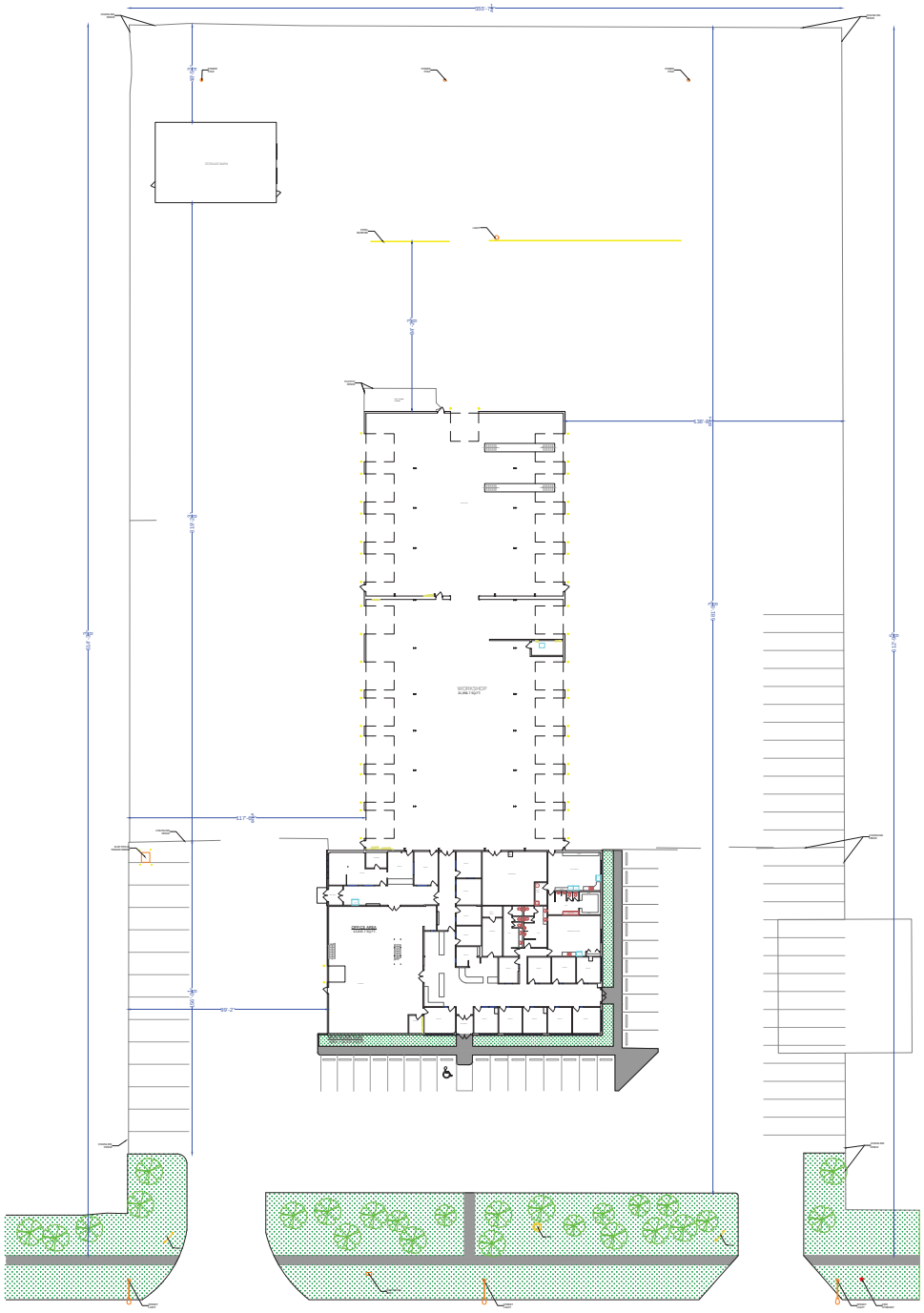
UPPER FLOOR PLAN

AREA = 1,765.4 SQ.FT.



QUONSET

SITE PLAN





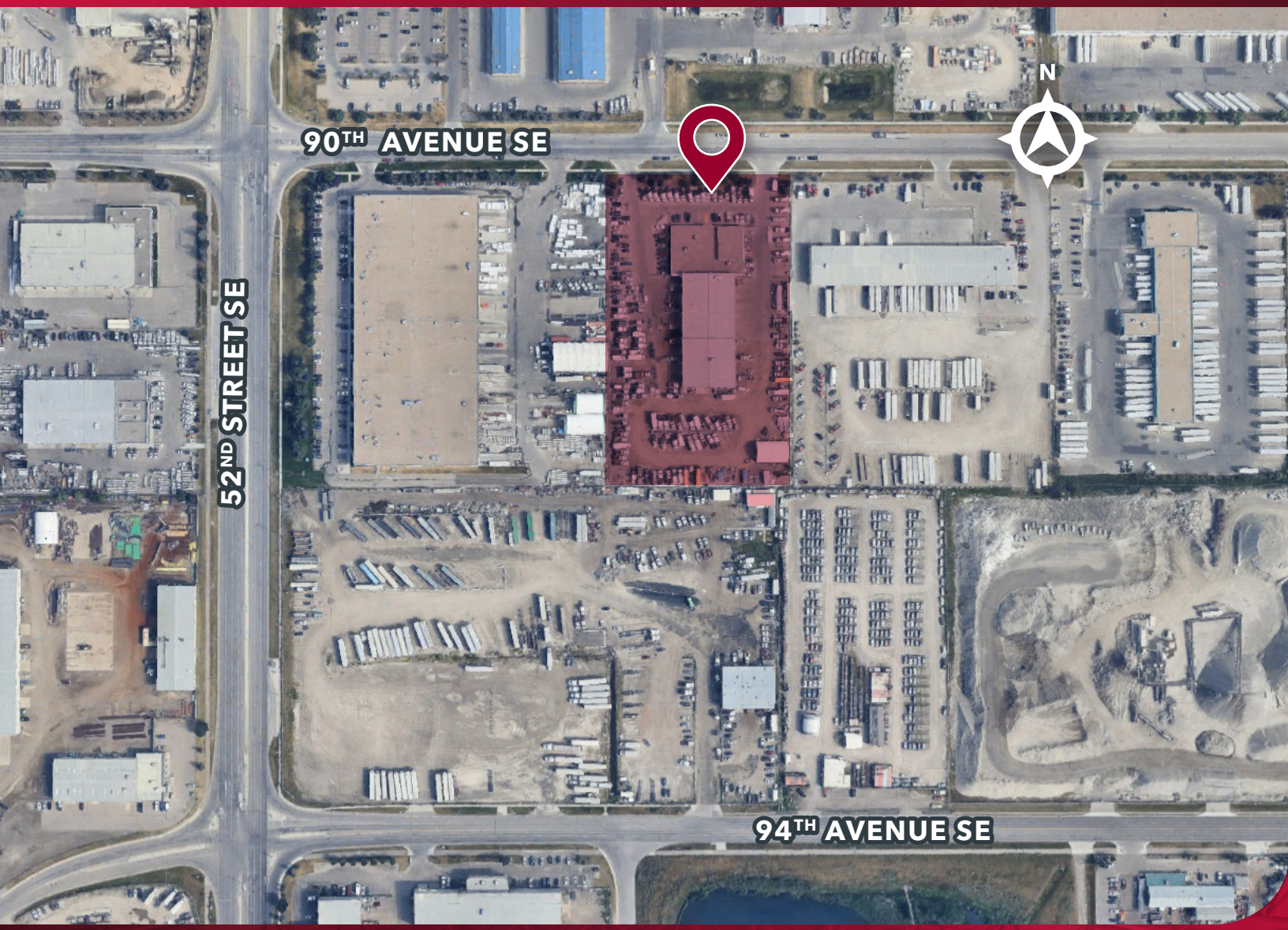







IDEALEASE

LOCATION



CONTACT US

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