

FOR SALE



5010 - 1st Street SE, Calgary, AB

5,968 sq. ft. on 0.69 Acres



 **Rare Freestanding Industrial Opportunity**

 **Fully Paved and Fenced Yard**

 **Prime Central Location**

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

PROPERTY DETAILS

AVAILABLE AREA:

Office / Showroom:	+/- 4,312 sq. ft.
Warehouse:	+/- 1,656 sq. ft.
Total:	+/- 5,968 sq. ft.

Storage Mezzanine: +/- 504 sq. ft.

SITE SIZE:

0.69 acres

ASKING SALE PRICE:

\$2,500,000.00 (\$419.00 per sq. ft.)

DISTRICT:

Manchester Industrial

PROPERTY TAXES:

\$40,975.28 (2026)

AVAILABLE:

Negotiable

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

15' clear in warehouse

9' under T-bar

ELECTRICAL:

225 amp, 120/208 volt, 3 phase (TBV)

LOADING:

1 - 12' x 12' drive-in door

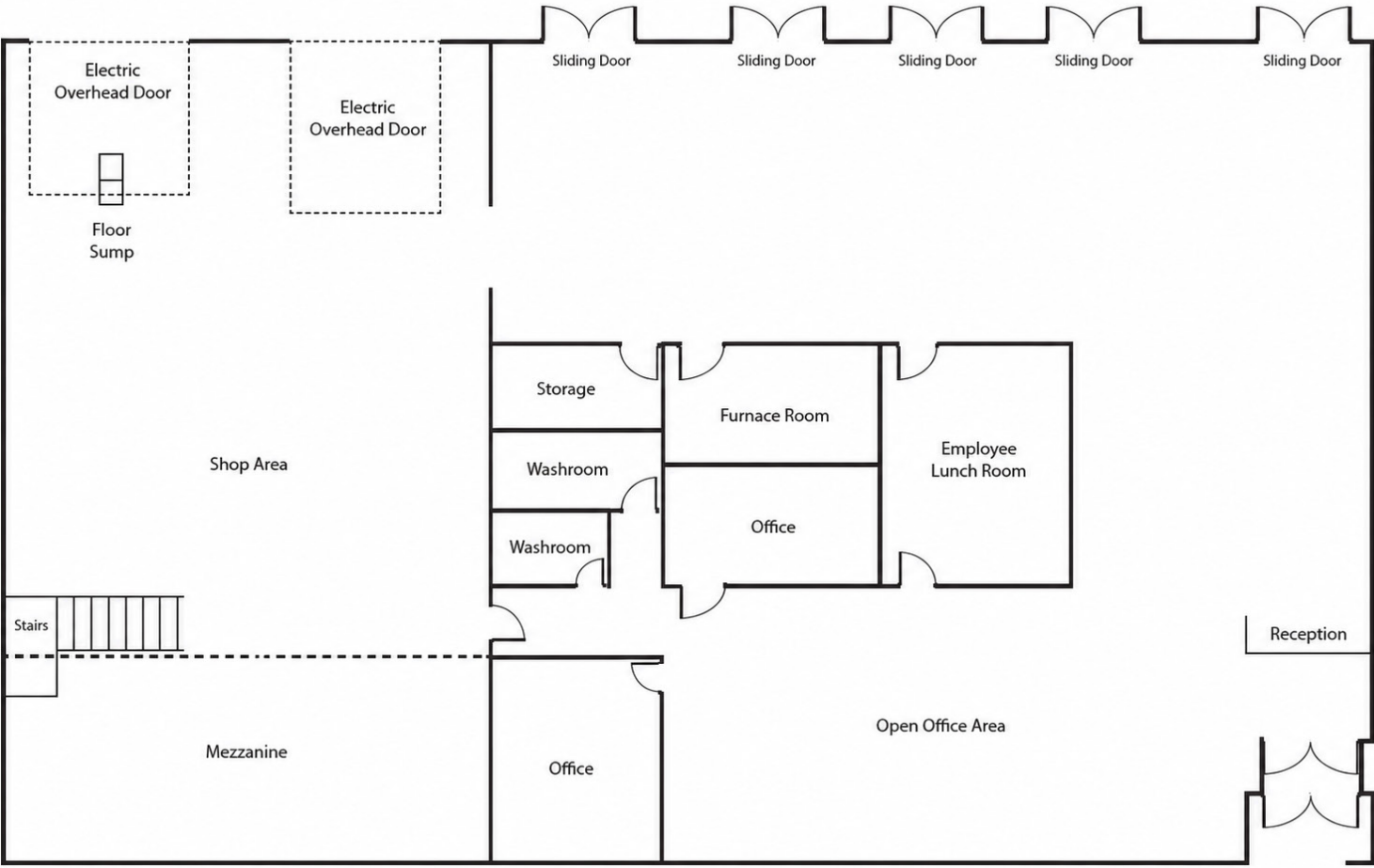
1 - 12' x 14' drive-in door

COMMENTS:

- » Rare single-tenant, owner-user freestanding opportunity
- » Functional showroom and warehouse configuration
- » Fully paved and fenced yard
- » Prime central location with excellent access
- » New LED lighting throughout the warehouse
- » Sump drain located in the warehouse
- » Additional cold-storage space on-site, two structures totaling approximately 504 sq. ft. and 1,800 sq. ft.



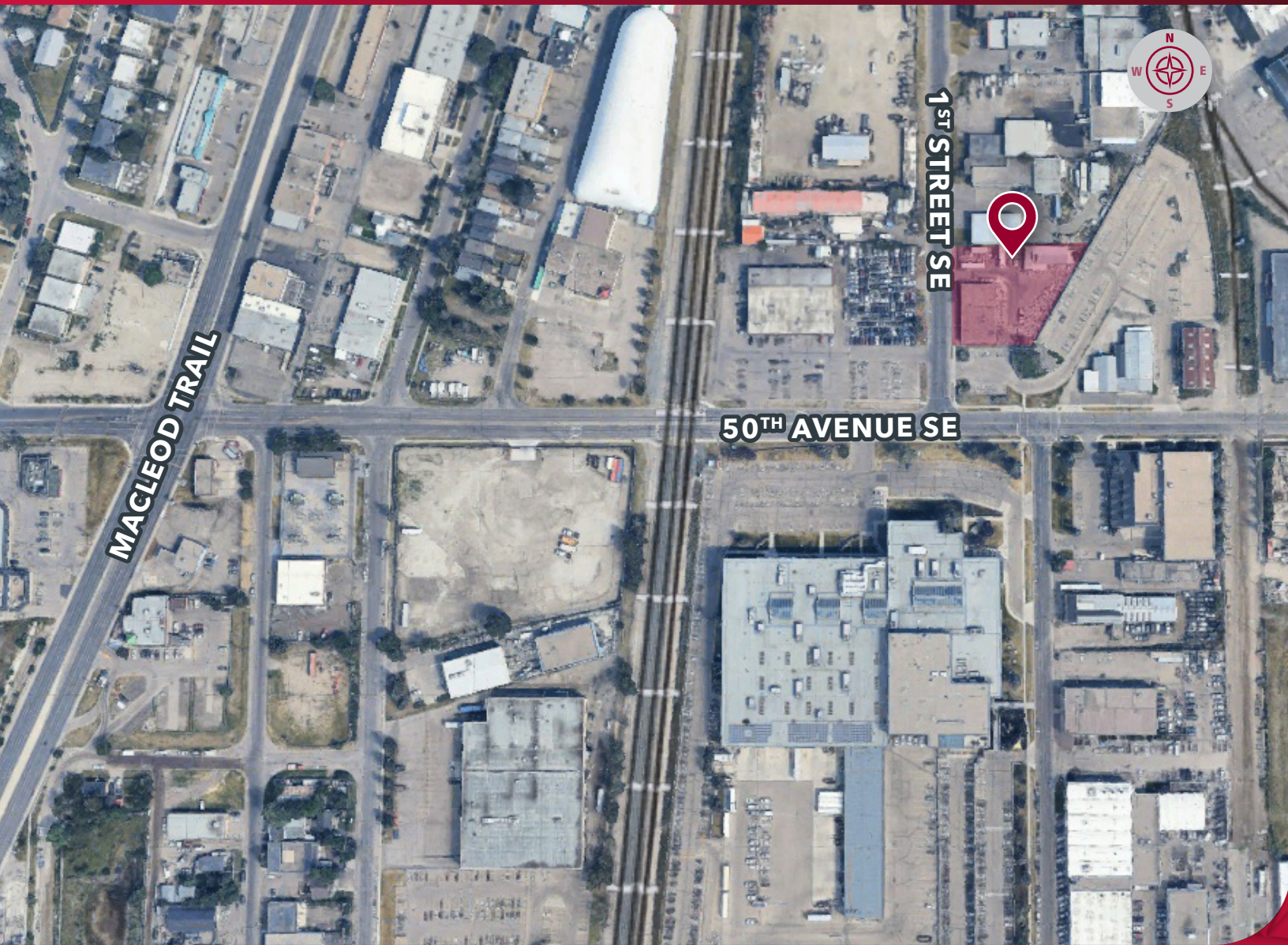
FLOOR PLAN



PHOTOS



LOCATION



CONTACT US



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