



**9415 48 Street SE**  
**Calgary, Alberta**

**MLS # A2266835**



**\$16 per sq.ft.**

**Division:** South Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 20,580 sq.ft.

**Zoning:** I-G

**Heating:** Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame, Metal Siding , See Remarks

**Water:** -

**Sewer:** -

**Inclusions:** Call lister for details.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 3.36-acre property offers excellent access for industrial and commercial operations. The fully serviced site is graveled with an asphalt area in the parking and loading area. zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls. The property with or without existing business is also for sale. The 20,580 sq. ft. manufacturing building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft x 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility. Included is a 5,680 sq. ft. two-story, air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system. Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—this facility is available for long-term lease, with or without equipment. The owner is open to the sale of the current business, the land, and the buildings as a package. The package includes an additional 1.5 acre with a 6,000 sq. ft. shop that is fully fully leased on a long term lease to a good Landscaping supply tenant. Do not contact the owner or employees directly. A confidentiality agreement is required.