



**GRASSROOTS**  
REALTY GROUP

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**8615 48 Street SE**  
**Calgary, Alberta**

**MLS # A2154477**



**\$10,250,000**

**Division:** South Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 45,630 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** 4.76 Acres

**Sewer:** -

**Lot Feat:** Landscaped, Level, Private

**Inclusions:** Multiple cranes, batch plant and exterior crane negotiable

Full production pre-cast concrete manufacturing plant for sale. Can be sold with tenant in place or owner can negotiate with tenant if vacancy is required. 600A, 480V 3 Phase power, One 15 ton crane and six 10 ton cranes, including interior/exterior crane rails. Multiple doors (16'x20', 14'x16', 18'x17', 18'x18'). 3,200 ft2 of quality office space.