



GRASSROOTS
REALTY GROUP

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14, 5610 46 Street SE
Calgary, Alberta

MLS # A2177073



\$1,415,000

Division: South Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,717 sq.ft.

Zoning: I-G

Heating: Boiler, Make-up Air, Forced Air, See Remarks

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: ALL PERMANENT FIXTURES, FREEZERS, FORK LIFT, ALL LOCKERS, SHELVING IN FREEZER, ALL KITCHEN EQUIPMENT, KITCHEN'S CANOPY, ALL PIRATING TO THE BUILDING.

This exceptional, 4,700+ sq. ft. food manufacturing and food storage facility is equipped to support a wide range of food-related businesses. The property features a dedicated shipping area with two loading doors, including one raised door. Additionally, the site offers a large fenced yard space at the rear of the building. Currently operating as a pasta manufacturing and distribution facility. The building offers significant food business expansion potential. It is already CFIA-compliant, and with the appropriate application, it can be approved for across province and international food production and distribution. Inside, the facility includes about 550 SqFt of Refrigeration divided into a raw freezer, a raw cooler, a standard cooler, and a holding freezers with a large kitchen area as well as packaging area. Additional features include a spacious 3 front offices with windows, a lab room, as well as employee change rooms with lockers for both male and female staff. This is a turnkey opportunity for pasta food production, storage, or distribution business OR expand your business for a facility for Food Catering or Speciality Food Manufacturing.