# \$3,095,000 - 5110 76 Avenue Se, Calgary

MLS® #A2227029

#### \$3,095,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.77 Acres

Foothills, Calgary, Alberta

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroomâ€"creating a well-balanced environment for both administrative and operational needs.

The shop is fully equipped with two 5-ton overhead cranes, three 16' x 16' drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency.

The 50' x 200' clear span layout, combined with crane infrastructure, 24-foot clear height (18 feet under hook) and 400 amps @ 600 Volt, makes this an ideal facility for heavy-duty industrial applications.

Built in 1990

#### **Essential Information**

MLS® # A2227029 Price \$3,095,000

Bathrooms 0.00







Acres 0.77 Year Built 1990

Type Commercial

Sub-Type Industrial

Status Active

### **Community Information**

Address 5110 76 Avenue Se

Subdivision Foothills
City Calgary
County Calgary
Province Alberta
Postal Code T2C 2X2

#### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 150

Zoning Industrial General

## **Listing Details**

Listing Office CDN Global Advisors Ltd.

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