



INDUSTRIAL
FOR SALE
NOW

- Exceptional architectural design and modern amenities.
- LED lighting, infrared radiant heat, and three-phase power.
- 60-foot asphalt loading area.
- Oversized drive-in loading doors and large loading areas providing ample space for trucks and heavy machinery.
- Located just off Glenmore Trail SE, Stony Trail SE, and 52nd Street SE.



GLACIER VILLAGE

7725 - 56 Street SE Calgary, Alberta



I-G Zoning
(Industrial General)

Unit #109
2,000 square feet (25x80ft)

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CENTURY 21.
Bravo Realty



PROPERTY INFORMATION

COMMUNITY: Foothills
ADDRESS: 7725 - 56 Street SE, Calgary, AB
SPACE AVAILABLE: UNIT #109
BUILDING AREA TOTAL: 2,000 sq. ft.
CEILING HEIGHT: 22' clear
LOADING DOOR: 1 (14' x 16') drive-in door
ZONING: (Industrial General) I-G
POWER: 200 amp @ 600 volt
HEATING: Radiant heat, RTU
LIGHTING: LED lighting in the warehouse
PROPERTY TAX: \$9,322 / year
OP COST (2020): \$8.23/sq. ft.
CONDO FEES: \$594.64/month
AVAILABLE: IMMEDIATELY
ASKING PRICE: \$650,000 (\$325 per sq. ft.)

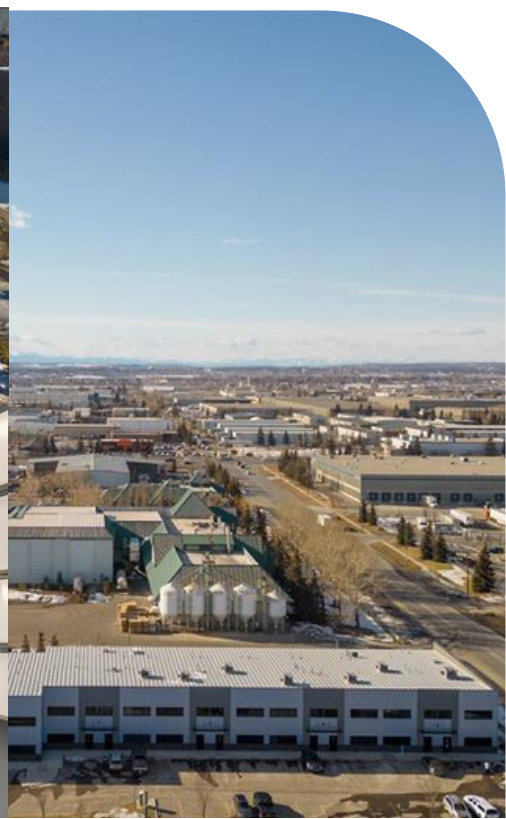
PERMITTED USES

The following uses are permitted uses in Industrial General (I-G) if they are located within existing approved buildings:

- Animal Feed Processor
- Brewery and Distillery
- Contractor's Shop
- Food and Beverage Processor
- Health Services Laboratory — Without Clients
- Household Appliance and Furniture Repair Service
- Industrial Design and Testing
- Industrial Repair and Service
- Manufacturer
- Printing, Publishing and Distributing
- Specialized Industrial; and
- Warehouse — Storage Only.

[CLICK HERE FOR VIDEO](#)

[CLICK HERE FOR MORE INFORMATION](#)





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