

\$1,415,000 - 14, 5610 46 Street Se, Calgary

MLS® #A2177073

\$1,415,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

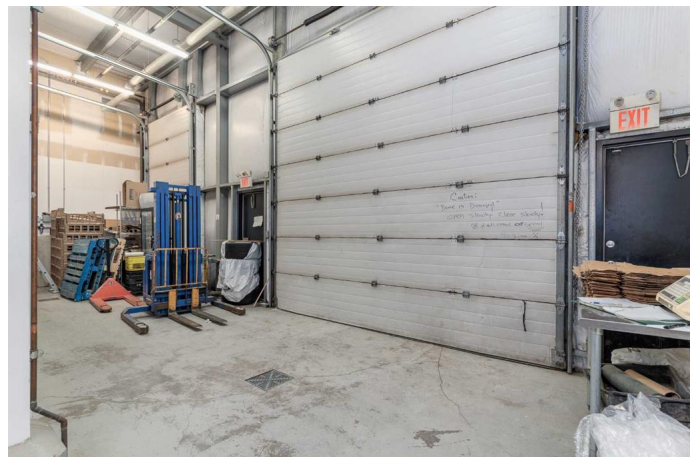
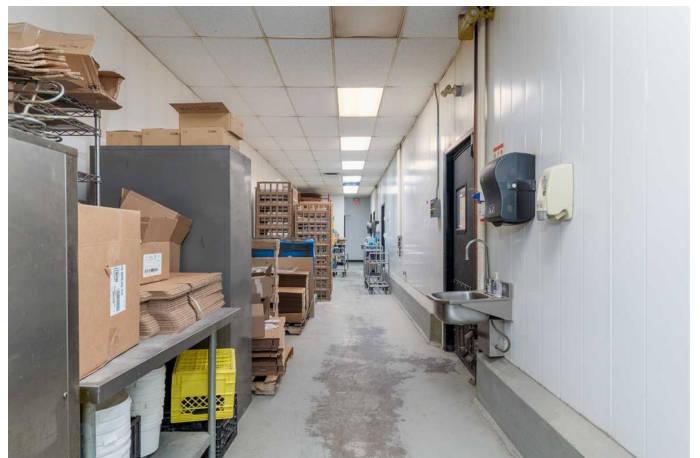
South Foothills., Calgary, Alberta

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.

Built in 2005

Essential Information

MLS® #	A2177073
Price	\$1,415,000



Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	14, 5610 46 Street Se
Subdivision	South Foothills.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4P9

Interior

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

Exterior

Roof	Flat
------	------

Additional Information

Date Listed	November 2nd, 2024
Days on Market	186
Zoning	I-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.