



For Sale

4747 - 54 Avenue SE, Calgary, AB
Owner-User Opportunity

- 75,560 s.f. main floor, plus 8,885 s.f. concrete mezzanine
- Front dock loading with large marshalling area
- Active rail spur
- Can accommodate multiple tenants
- Easy access to Stoney Trail, Peigan Trail and Deerfoot Trail

Casey Stuart, SIOR
Executive Vice President
+1 403 456 3247
casey.stuart@jll.com

Ryan Haney
Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Carey Koroluk
Vice President
+1 403 456 2346
carey.koroluk@jll.com

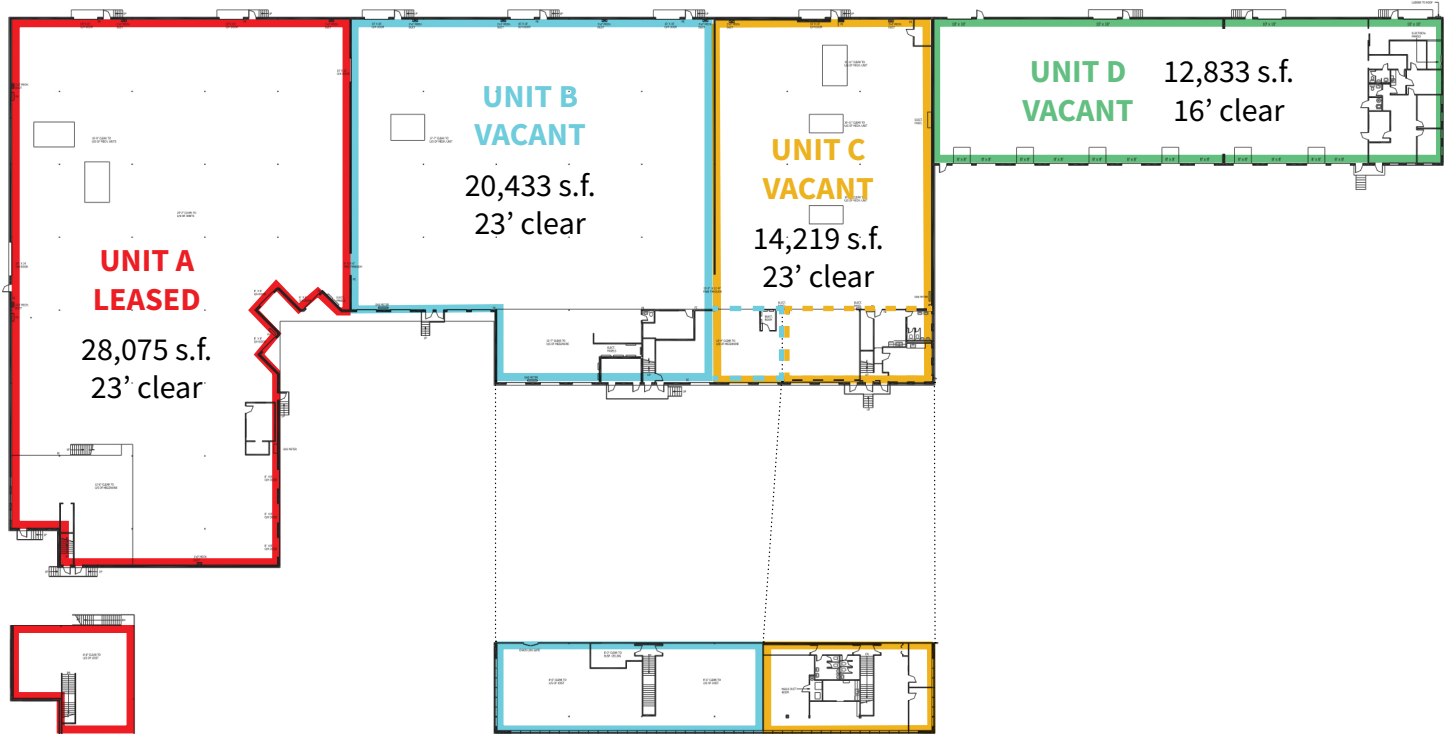
Property Details

Address	4747 - 54 Avenue SE	Power	1,200 amps @ 600 volt 3-phase Main service
District	Foothills Industrial	Features	<ul style="list-style-type: none">• Active rail spur• Bonus mezzanine• Fully paved site• Conventional steel construction
Zoning	I-G (Industrial General)	Property Tax	\$2.60 p.s.f.
Building Size	Main Floor: 75,560 s.f. Concrete Mezzanine: 8,885 s.f.	Op. Costs	\$1.48 p.s.f. (2025 est.)
Site Size	4.14 acres	Major Repairs	<ul style="list-style-type: none">• Entire roof replaced in phases in 2018, 2019 and 2021
Ceiling Height	23' clear (Units A, B, C) 16' clear (Unit D)		
Sale Price	Market (Contact Broker)		



Floor Plan

PLAN - GROUND FLOOR



PLAN - MEZZANINE

Unit B
Second Floor Mezzanine

Unit C
Second Floor Office

Unit A

Size:	28,075 s.f.
Loading:	6 dock doors 1 drive-in door 2 rail doors
Office:	2 offices, lunchroom, and washrooms
Features:	New make-up air system, LED lighting, and heavy power service

Unit B

Size:	20,433 s.f.
Loading:	7 dock doors 2 rail doors
Office:	No build-out, but does have a washroom
Features:	Shell concrete mezzanine

Unit C

Size:	14,219 s.f.
Loading:	3 dock doors 1 rail door
Office:	Main floor office, lunchroom and washroom, plus approximately 2,000 s.f. of second floor office with washrooms

Unit D

Size:	12,833 s.f.
Loading:	12 dock doors 4 rail doors
Office:	Approximately 2,000 s.f., including kitchenette and washrooms.
Features:	Cross-dock space with trailer parking

Interior Photos

Unit A



Unit B



Unit B - Concrete Mezzanine



Unit C - Second Floor Office



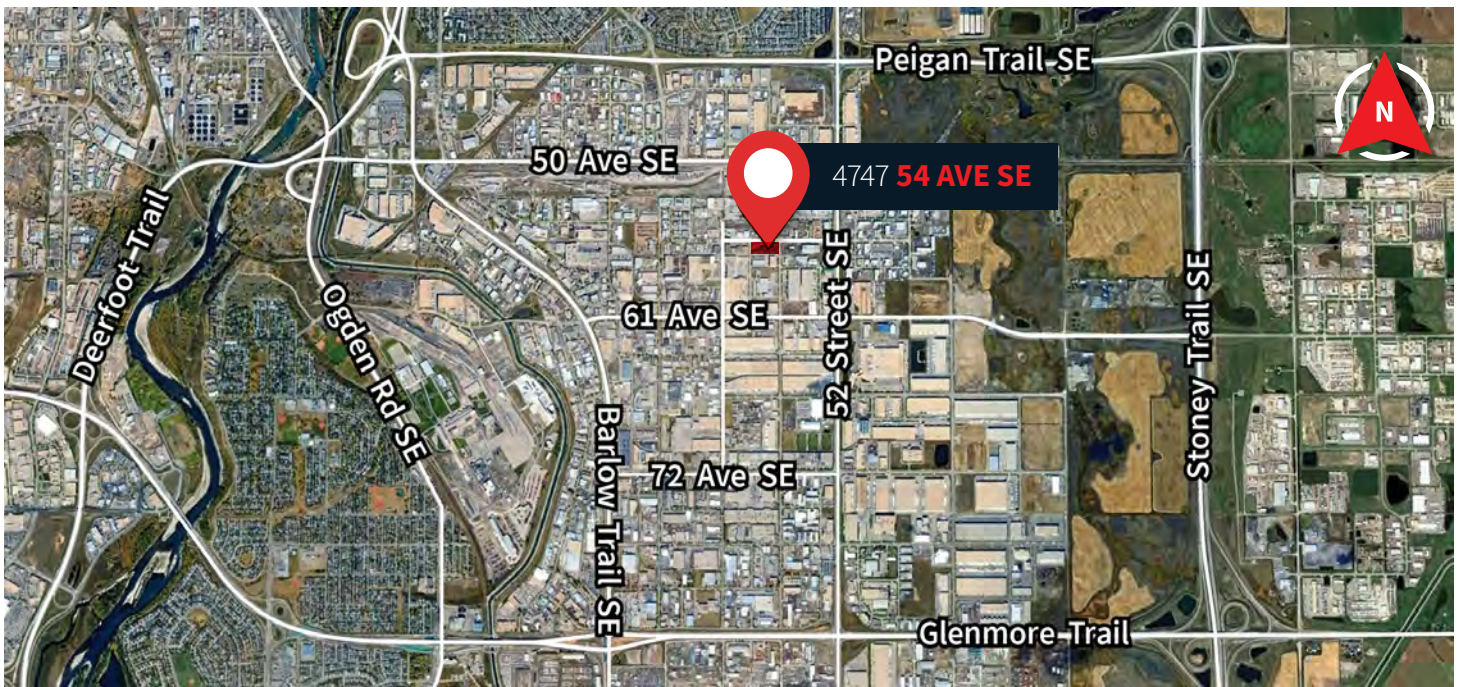
Unit D



Rail Line



Property Location



For more information, please contact:

Casey Stuart, sior
Executive Vice President
+1 403 456 3247
casey.stuart@jll.com

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Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Carey Koroluk
Vice President
+1 403 456 2346
carey.koroluk@jll.com

JLL Calgary Industrial
3900 - 855 2nd Street SW
Calgary, AB
+1 403 456 2233

