

**JLL** SEE A BRIGHTER WAY

# 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

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## Property Details

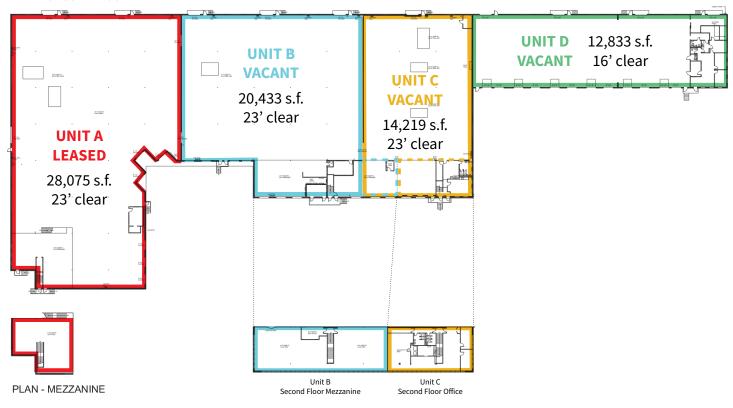
Address	4747 - 54 Avenue SE
District	Foothills Industrial
Zoning	I-G (Industrial General)
Building Size	Main Floor: 75,560 s.f. Concrete Mezzanine: 8,885 s.f.
Site Size	4.14 acres
Ceiling Height	23' clear (Units A, B, C) 16' clear (Unit D)
Sale Price	Market (Contact Broker)
Ceiling Height	23' clear (Units A, B, C) 16' clear (Unit D)

Power	1,200 amps @ 600 volt 3-phase Main service
Features	<ul><li>Active rail spur</li><li>Bonus mezzanine</li><li>Fully paved site</li><li>Conventional steel construction</li></ul>
Property Tax	\$2.60 p.s.f.
Op. Costs	\$1.48 p.s.f. (2025 est.)
Major Repairs	• Entire roof replaced in phases in 2018, 2019 and 2021



### Floor Plan

#### PLAN - GROUND FLOOR



#### **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

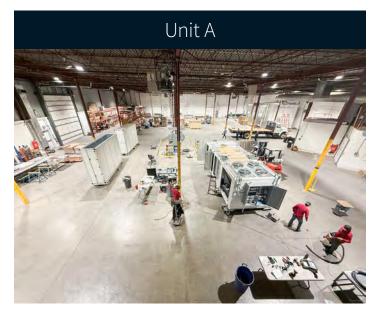
#### **Unit C**

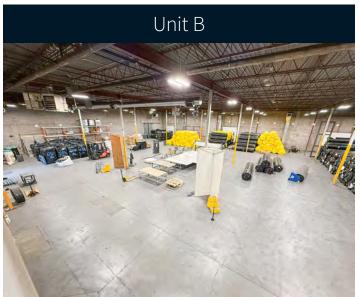
Size:	14,219 s.f.
Loading:	3 dock doors 1 rail door
Office:	Main floor office, lunchroom and washroom, plus approximately 2,000 s.f. of second floor office with washrooms

#### **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

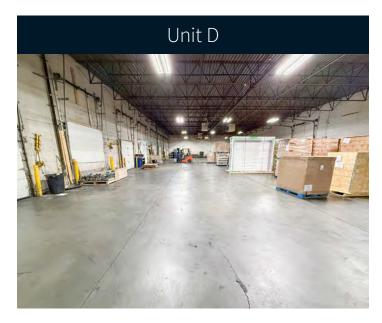
### Interior Photos

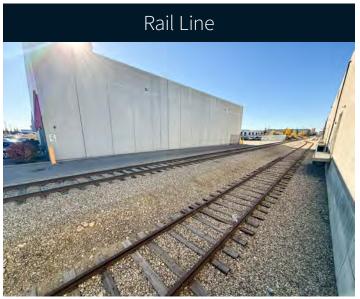












### **Property Location**





#### For more information, please contact:

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