

# For Sale

6632 - 90 Avenue SE

Calgary, Alberta



- Rare freestanding building on 4.56 acres
- Drive-thru loading servicing both buildings
- Heavy power and make-up air
- Chemical Sprinkler System installed in main building
- Fully fenced and secured site

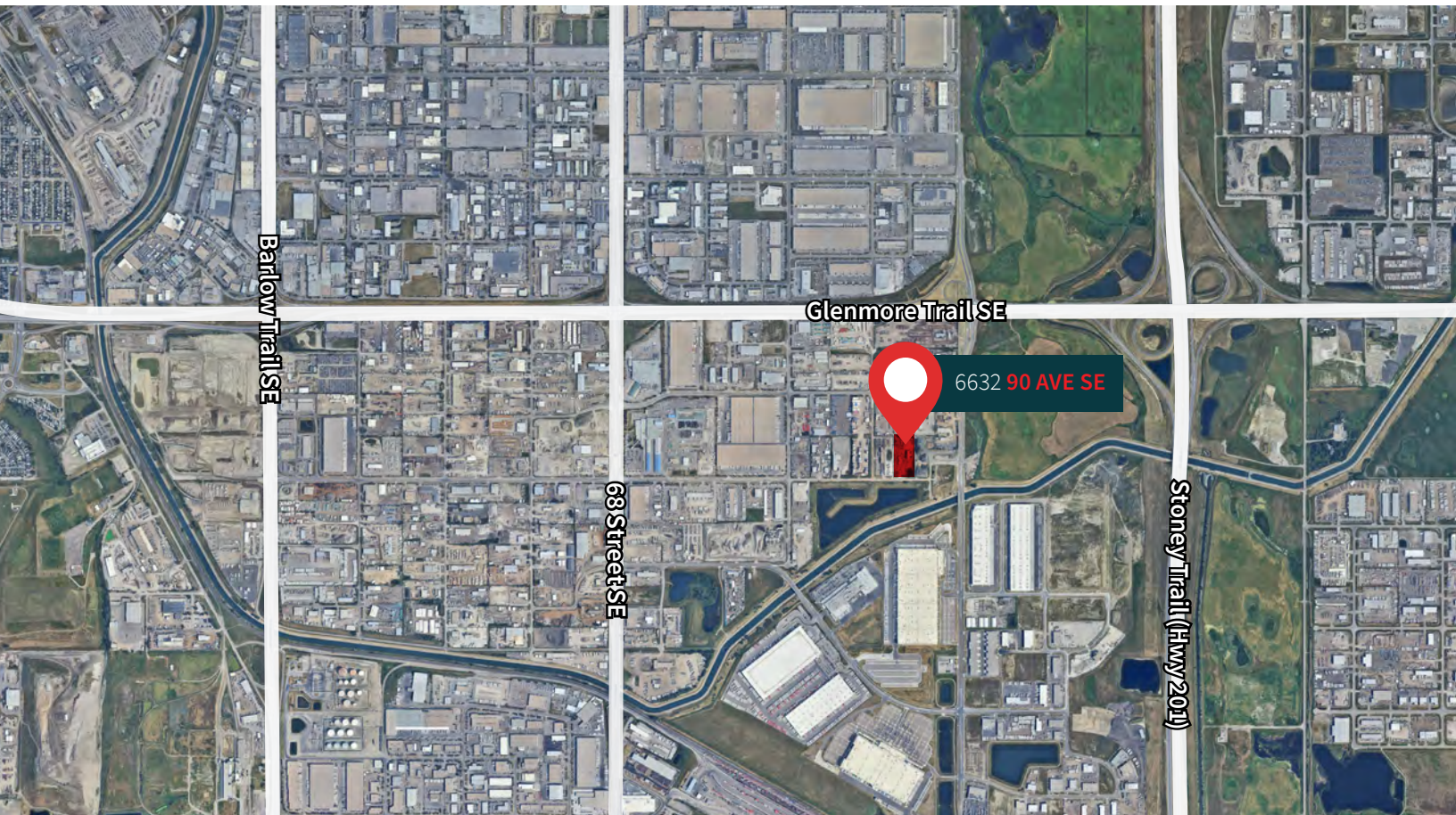


# Property Details

<b>District</b>	South Foothills	<b>Main Building Features</b>	<ul style="list-style-type: none"> <li>• Constructed in 2016</li> <li>• Drive-thru loading with 120' exterior rail track system on each side</li> <li>• 3,000 gallon u/g potable water cistern and septic tank</li> <li>• Six (6) MUA units (Class 1 sandblast/painting facility)</li> <li>• Dry (chemical) sprinkler system</li> <li>• Compressed air system (2 tanks)</li> <li>• LED and fluorescent lights</li> <li>• In-floor heating (boiler system)</li> <li>• 800 amp@600 volt electrical supply (TBC)</li> <li>• Two 28' x 28' electric bifold drive-in doors</li> <li>• Ceiling height: 29' (24' clear below sprinkler system)</li> </ul>
<b>Zoning</b>	I-G (Industrial General)		
<b>Building Areas</b>	<p><b>Main Building</b></p> <p>Office ± 980 s.f.</p> <p>Warehouse ± 5,466 s.f.</p> <hr/> <p><b>Total:</b> ± 6,446 s.f.</p> <p><b>Annex Building</b></p> <p>± 4,769 s.f.</p>	<b>Annex Building Features</b>	<ul style="list-style-type: none"> <li>• Drive-thru loading</li> <li>• Compressed air system</li> <li>• Gas fired unit heaters</li> <li>• Make-up air/exhaust system</li> <li>• Electrical supply to building</li> <li>• Concrete floor</li> <li>• Two electric drive-in doors (1- 16'x16', 1-24'w x 17'h)</li> <li>• Ceiling height: 17-18' clear</li> </ul>
<b>Site Area</b>	4.56 acres		
<b>Services</b>	Limited-serviced property (water/septic tanks, storm pond on-site)		
<b>Property Taxes</b>	\$73,998.96 (2025)		
<b>Possession</b>	Negotiable		
<b>Sale Price</b>	\$5,550,000		



# Site Map



## Drive Times



Glenmore Trail

**3 mins. | 1.1 km**



Trans-Canada Highway

**10 mins. | 12.4 km**



Stoney Trail (Ring Road)

**3 mins. | 2.1 km**



Downtown Calgary

**18 mins. | 16.1 km**



Deerfoot Trail (Highway 2)

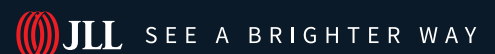
**9 mins. | 8.1 km**



Calgary Int. Airport

**22 mins. | 26 km**

## Contact us for more information



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