

For Sale

6632 - 90 Avenue SE

Calgary, Alberta



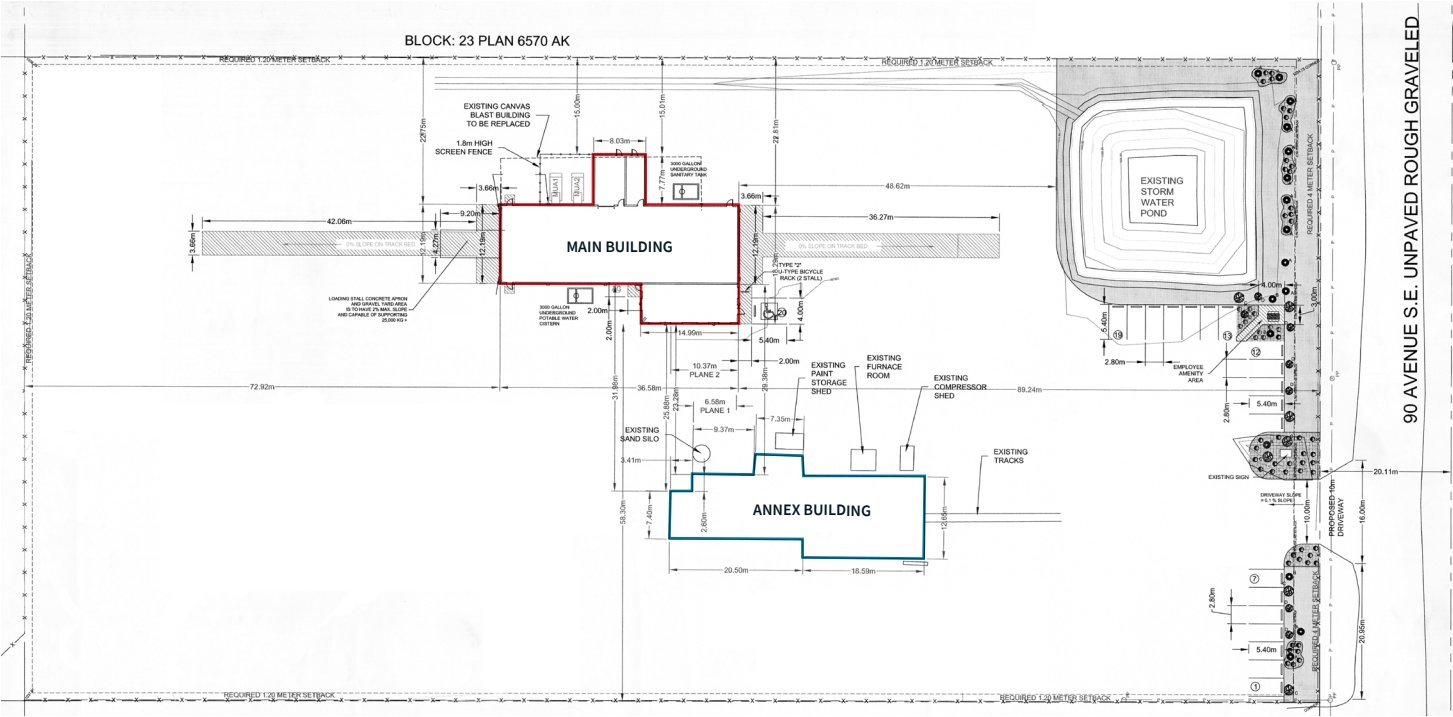
- Rare freestanding building on 4.56 acres
- Drive-thru loading servicing both buildings
- Heavy power and make-up air
- Chemical Sprinkler System installed in main building
- Fully fenced and secured site



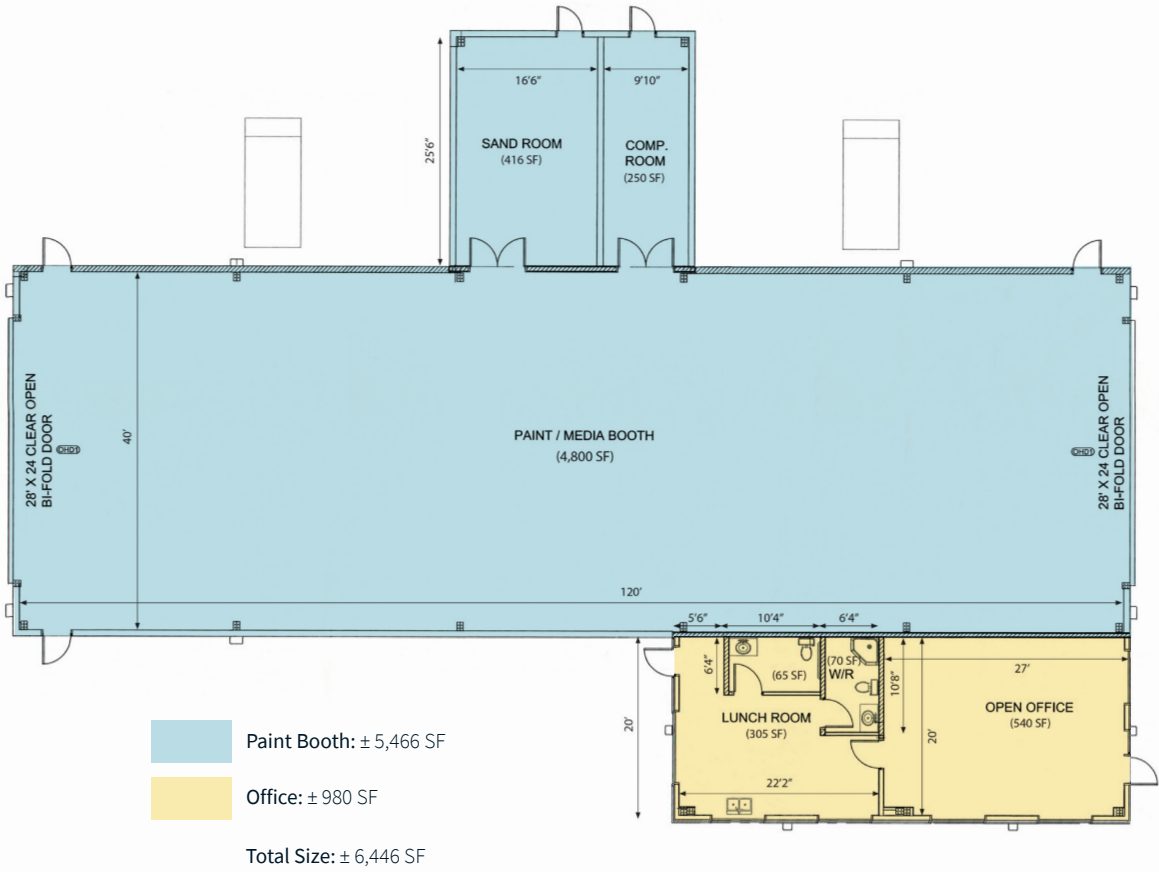
Property Details

District	South Foothills	Main Building Features • Constructed in 2016 • Drive-thru loading with 120’ exterior rail track system on each side • 3,000 gallon u/g potable water cistern and septic tank • Six (6) MUA units (Class 1 sandblast/painting facility) • Dry (chemical) sprinkler system • Compressed air system (2 tanks) • LED and fluorescent lights • In-floor heating (boiler system) • 800 amp@600 volt electrical supply (TBC) • Two 28’ x 28’ electric bifold drive-in doors • Ceiling height: 29’ (24’ clear below sprinkler system)
Zoning	I-G (Industrial General)	
Building Areas	Main Building Office ± 980 s.f. Warehouse ± 5,466 s.f. Total: ± 6,446 s.f.	
	Annex Building ± 4,769 s.f.	
Site Area	4.56 acres	Annex Building Features • Drive-thru loading • Compressed air system • Gas fired unit heaters • Make-up air/exhaust system • Electrical supply to building • Concrete floor • Two electric drive-in doors (1- 16’x16’, 1-24’w x 17’h) • Ceiling height: 17-18’ clear
Services	Limited-serviced property (water/septic tanks, storm pond on-site)	
Property Taxes	\$76,634.85 (2026)	
Possession	Negotiable	
Sale Price	\$5,550,000 \$5,250,000	

Site Plan

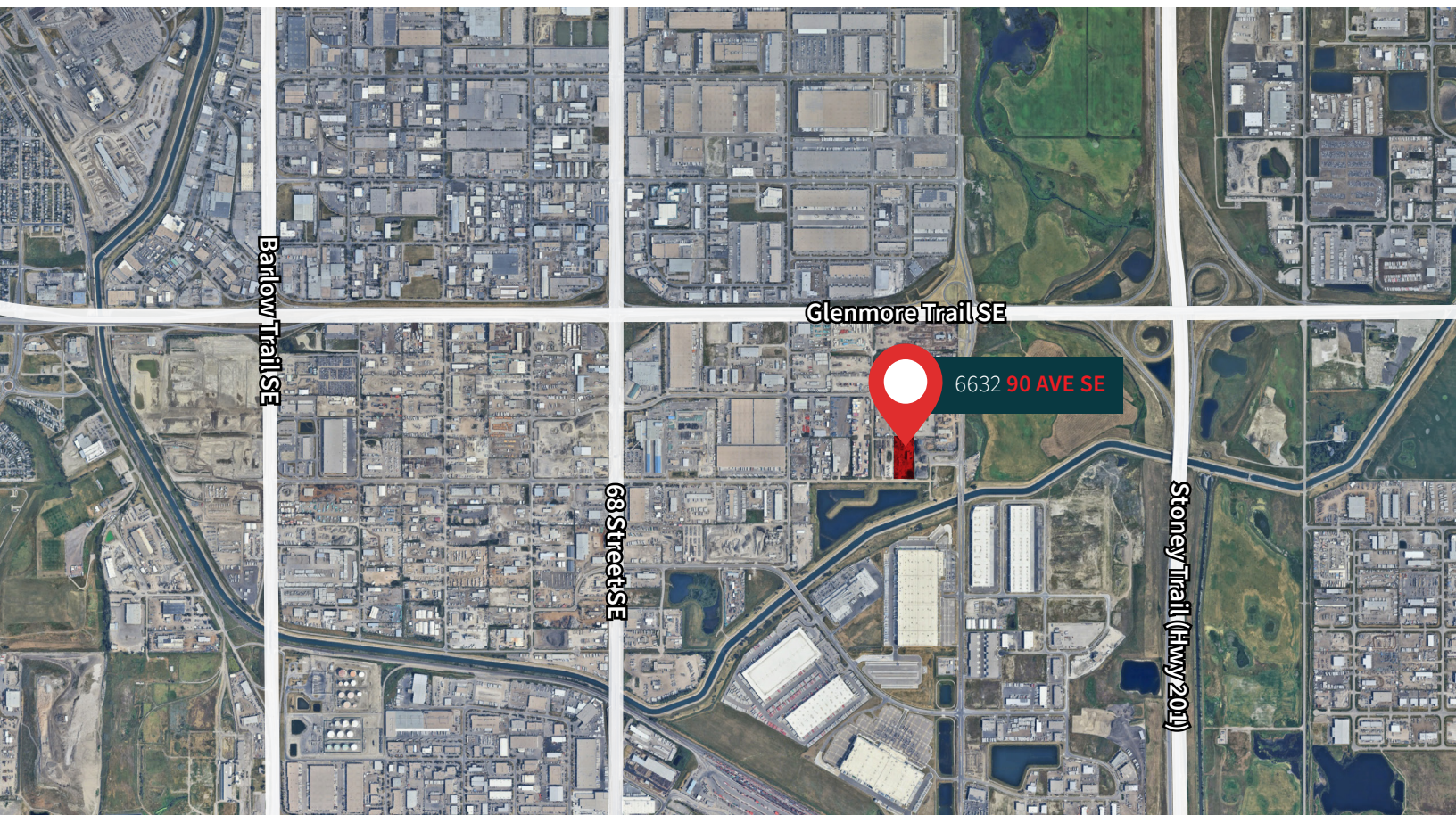


Main Building Floor Plan



*Floor plan does not exactly reflect current size and layout.

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)

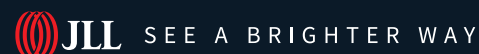
9 mins. | 8.1 km



Calgary Int. Airport

22 mins. | 26 km

Contact us for more information



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