

# \$3,095,000 - 5110 76 Avenue Se, Calgary

MLS® #A2227029

**\$3,095,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.77 Acres

Foothills, Calgary, Alberta

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs.

The shop is fully equipped with two 5-ton overhead cranes, three 16'™ x 16'™ drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency.

The 50'™ x 200'™ clear span layout, combined with crane infrastructure and 24-foot clear height (18 feet under hook), makes this an ideal facility for heavy-duty industrial applications.

Built in 1990

## Essential Information

MLS® #	A2227029
Price	\$3,095,000
Bathrooms	0.00



Acres	0.77
Year Built	1990
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	5110 76 Avenue Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2X2

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	61
Zoning	Industrial General

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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