

# 2867 45 Avenue SE Calgary, AB

Warehouse Sale Opportunity  
42,156 SF Cross-Dock Facility on 8.12 Acres

**\$10,500,000 CAD**



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Located just 15 minutes away from Downtown Calgary, this well-positioned **42,156 SF** industrial property offers functional warehouse and office space with a practical layout that can accommodate a range of industrial and commercial uses. The site benefits from convenient access to major roadways, nearby services, and key employment areas, making it well suited for efficient day-to-day operations. Its central location and practical layout present a strong opportunity for both owner-users and investors.



## PROPERTY INFORMATION & BUILDING FEATURES

<b>Site Size</b>	8.12 Acres
<b>Total Building Size</b>	42,156 SF
<b>Space Breakdown</b>	
Office	± 14,000 SF
Warehouse	± 28,156 SF
<b>Built (Bldg)</b>	2000
<b>Clear Height</b>	20' - 24'
<b>Sprinkler System</b>	Wet System
<b>Power</b>	800A, 347/600V, 3-Phase
<b>Docks</b>	22 (13 - 36" & 9 - 48")
<b>Auto Parking</b>	± 57 Spaces
<b>Truck Parking</b>	
12'x65'	± 25 Spaces
12'x25'	± 26 Spaces
12'x40'	± 6 Spaces

15

Minute Drive to Downtown

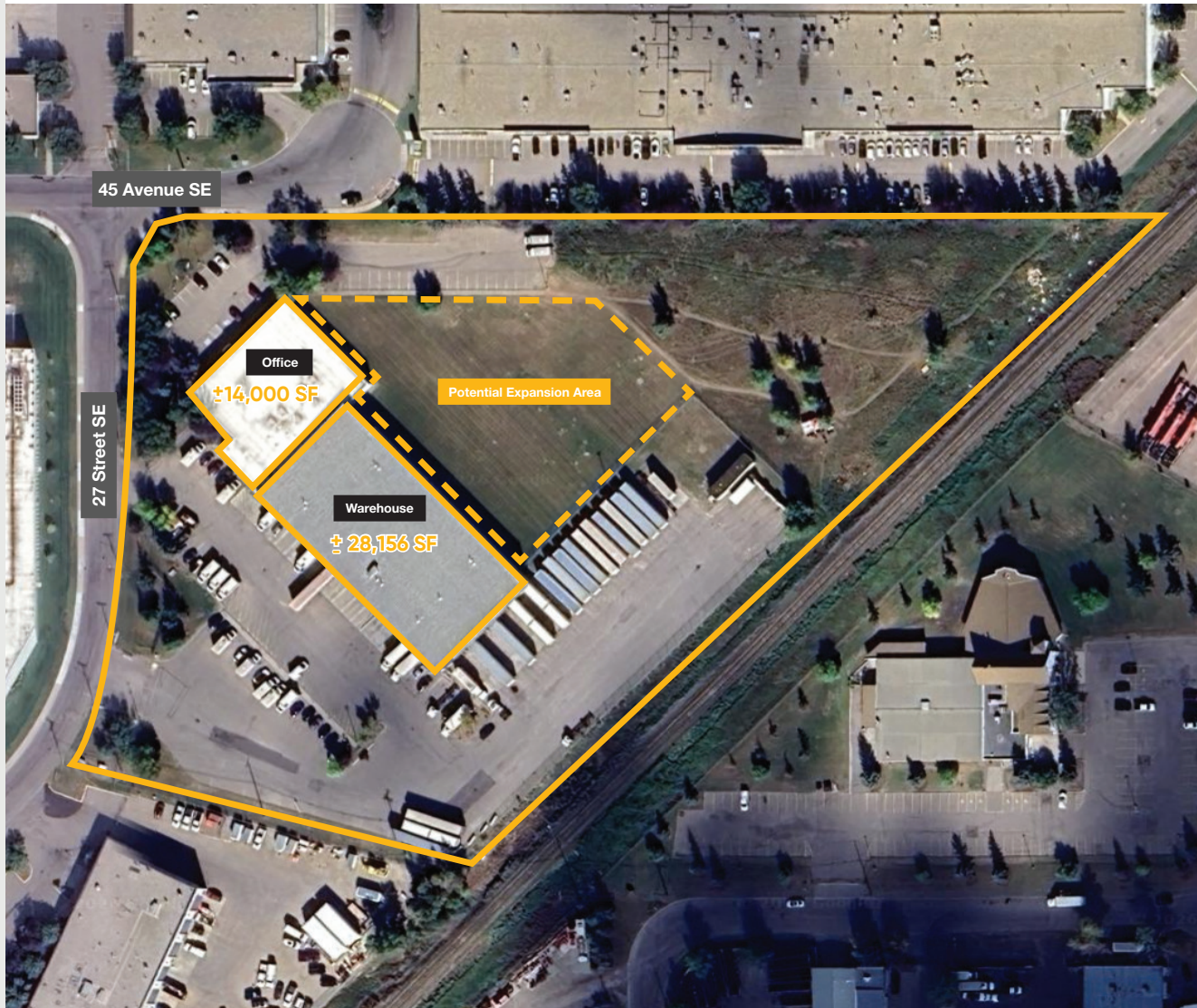
0.8

Kilometers to access Highway 2

0.5-1.0

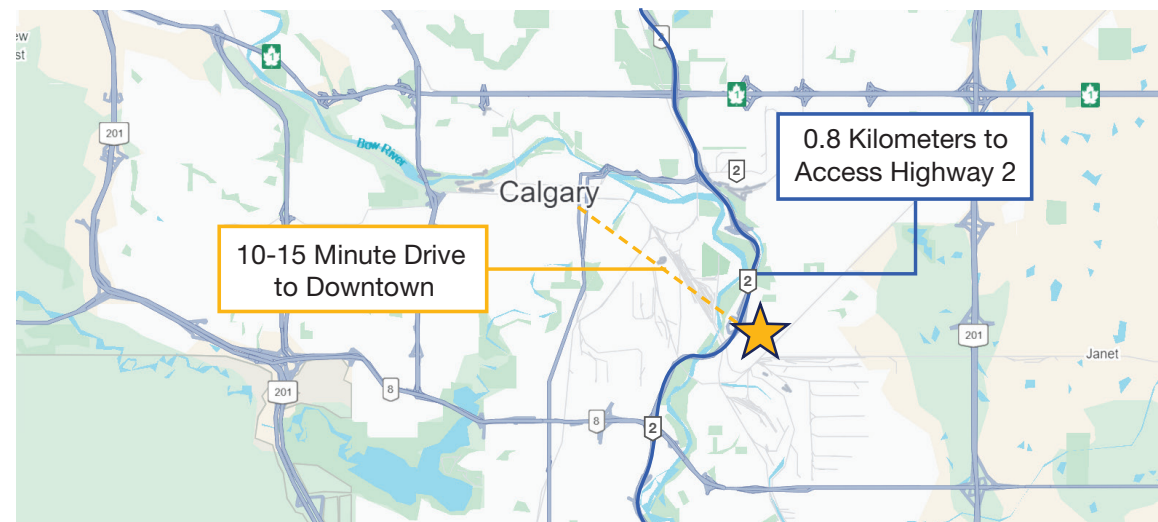
Kilometers to Retail, Dining, & Services

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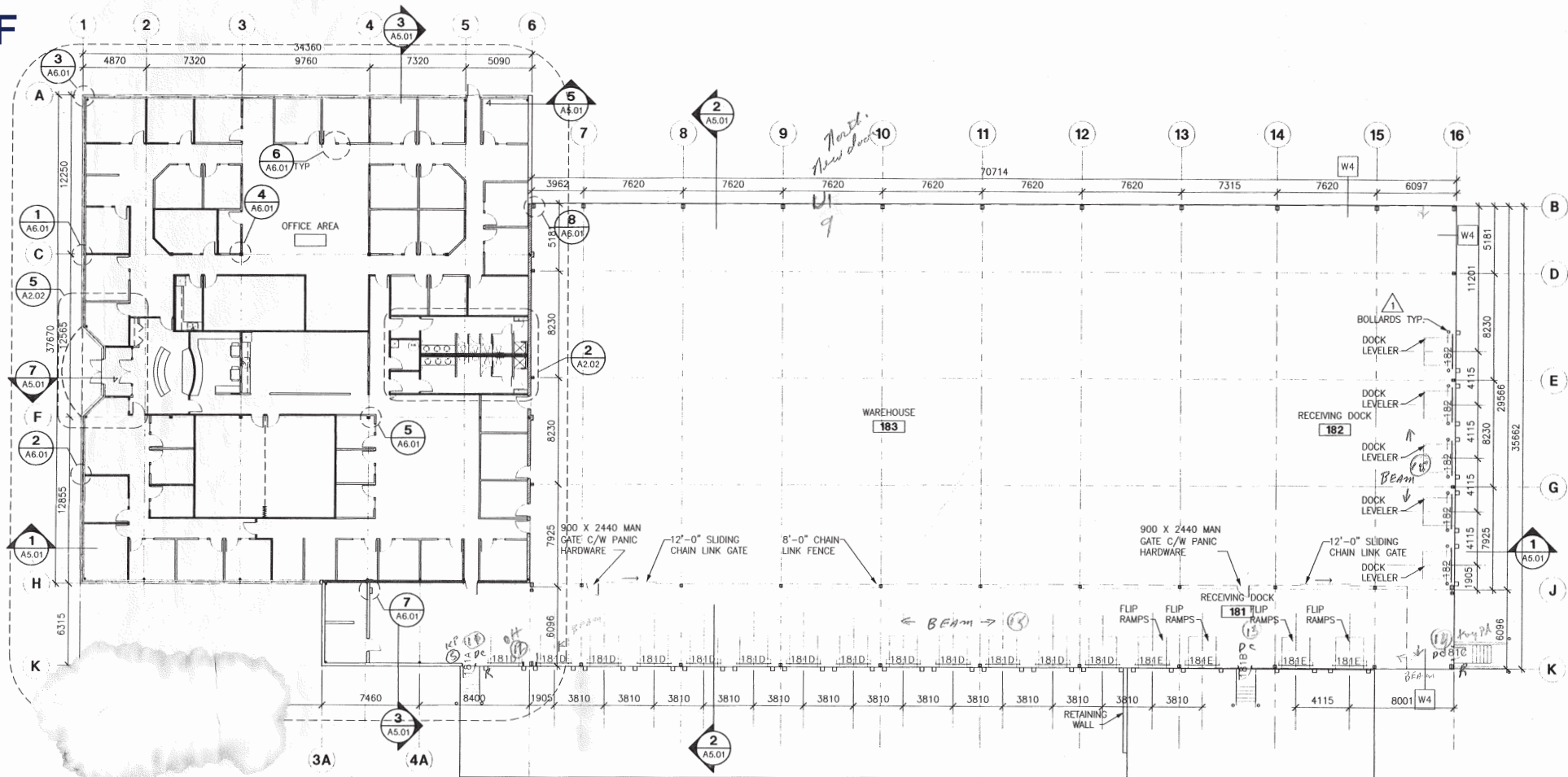
## SITE DETAILS & UPGRADES

- New LED lighting throughout the building and site (2020)
- Fenced and fully secured site
- Warehouse roof is original
- Office roof replaced in 2019
- Office space recarpeted and repainted in 2020



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42,156 SF  
BUILDING



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± 57 Auto Parking Spaces



22 Docks (13 - 36" & 9 - 48")



Office Common Workspace



20' - 24' Clear Height



Private Office



Office Exterior / Large Lot

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