

**9415 48 Street SE
Calgary, Alberta****MLS # A2266835****\$16 per sq.ft.****Division:** South Foothills**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 20,580 sq.ft.**Zoning:** I-G**Heating:** Natural Gas**Floors:** -**Roof:** Metal**Exterior:** Metal Frame, Metal Siding , See Remarks**Water:** -**Sewer:** -**Inclusions:** Call lister for details.**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 3.36-acre property offers excellent access for industrial and commercial operations. The fully serviced site is gravelled with an asphalted front area, zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls. The 20,580 sq. ft. manufacturing building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft × 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility. Included is a 5,680 sq. ft. two-storey, air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system. Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—this facility is available for long-term lease, with or without equipment. Additionally, the owner is open to entertaining the sale of the current business. The land, business, and property could be purchased as a package. Do not contact the owner or employees directly. A confidentiality agreement is required.