



GRASSROOTS
REALTY GROUP

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5430 30 Street SE
Calgary, Alberta

MLS # A2295750



\$9,995,000

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 57,300 sq.ft.

Zoning: I-G

Heating: Make-up Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Anything currently in property.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.32 Acres

Lot Feat: Corner Lot

The previous Cannabis Cultivation Company spent upwards of 29M for the build out of this facility. The building was constructed in 2 phases, with a Phase 1 completion date in 2017 and a Phase 2 completion date in 2019. Collectively between the two phases, over 30 areas are used for production, processing, and packaging, which includes growing rooms, Vegetation rooms, drying rooms, clipping rooms, extraction rooms, and packaging rooms. The remaining areas of the facility include office space, warehouse space, shipping and receiving space, employee break areas, storage rooms, and mechanical rooms. Building can be used as is or converted back to a shell. Would be ideal for a vertical farming setup or a Data Centre. Extremely overbuilt, high end heating/cooling ventilation systems. Heavy power. Tied directly to Enmax, not into a substation. 15000 kVa available power.