



GRASSROOTS
REALTY GROUP

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MLS # A2333734

Calgary, Alberta



\$1,400,000

Division: Calgary
Type: Business
Bus. Type: Warehouse
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 70,166 sq.ft.
Zoning: I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: List of goods to be provided upon signing of an NDA.

A long-established third-party logistics (3PL) business operating in Calgary, Alberta, is offered for sale on an asset-sale basis. The business has been in continuous operation for 26 years and has operated from its current warehouse premises since May 1, 2021. The premises offer combined ambient, cooler, and freezer storage capacity, an in-house fleet of straight trucks, a full complement of material handling equipment, and a modern warehouse management system. The business serves a diversified customer base under multi-year contracts, some of which extend to 2030. Operational systems, fleet, equipment, customer relationships, and supplier relationships transfer with the sale. The opportunity is suited to existing 3PL operators expanding capacity or geographic footprint in Calgary, complementary logistics or distribution operators entering the cold-chain or food-grade segment, or financial buyers seeking a stable cash-flowing operating business with significant hard-asset coverage. The business operates from approximately 70,166 square feet of warehouse and office space in an inner-city Calgary location, approximately five minutes from the downtown core. Inner-city industrial premises of this scale are increasingly rare in Calgary, as new industrial supply has been built out almost exclusively in the outer-suburban submarkets. The premises feature a strong combination of dock-level and drive-in loading, generous trailer parking, and direct access to public transit, with LRT and bus stations adjacent to the property. The premises are held under a commercial lease expiring September 30, 2030, assignable subject to the landlord's consent in the ordinary course.