



**GRASSROOTS**  
REALTY GROUP

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**5110 56 Avenue SE**  
**Calgary, Alberta**

**MLS # A2184463**



**\$11,000,000**

**Division:** Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 18,964 sq.ft.

**Zoning:** I-G

**Heating:** Central

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.62 Acres

**Lot Feat:** -

**Inclusions:** All attached equipment including 2x10 Tonne cranes and 2x5 Tonne Cranes all either newer, and well maintained

An extraordinary and rare opportunity awaits with this prime real estate offering. Spanning 1.62 acres of I-G zoned land, it features immediate access to major road ways and to the RAILWAY system directly behind the fence line. The building boasts main and upper office spaces, reception areas, meeting rooms, and kitchens. The yard and warehouse are exceptionally well-equipped, featuring two newer 5-tonne cranes and two newer 10-tonne cranes. This established and profitable company has a 30+ year track record in manufacturing light standards, pole-line hardware, and site-specific structures for the roadway, energy, land development, and agricultural markets. Built on strong relationships and a commitment to quality, the company operates a well-equipped fabrication facility that fosters continual technological innovation. All products are CSA-certified, and the facility is governed by CWB standards, underscoring the company's dedication to quality and safety.