

# \$3,095,000 - 5110 76 Avenue Se, Calgary

MLS® #A2227029

**\$3,095,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.77 Acres

Foothills, Calgary, Alberta

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs.

The shop is fully equipped with two 5-ton overhead cranes, three 16' x 16' drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency.

The 50' x 200' clear span layout, combined with crane infrastructure and 24-foot clear height (18 feet under hook), makes this an ideal facility for heavy-duty industrial applications.

Built in 1990

## Essential Information

MLS® #	A2227029
Price	\$3,095,000
Bathrooms	0.00



Acres	0.77
Year Built	1990
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	5110 76 Avenue Se
Subdivision	Foothills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2X2

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	62
Zoning	Industrial General

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.