

NEW PRICING & LEASE-TO-OWN OPPORTUNITY

Colliers

6533 - 79th Avenue SE, Calgary, AB

High-quality truck servicing facility **for sale or lease**

±27,772 square foot purpose-built facility with exceptional construction standards, state-of-the-art service bays and equipment, and large ±4.06 acre fenced yard.

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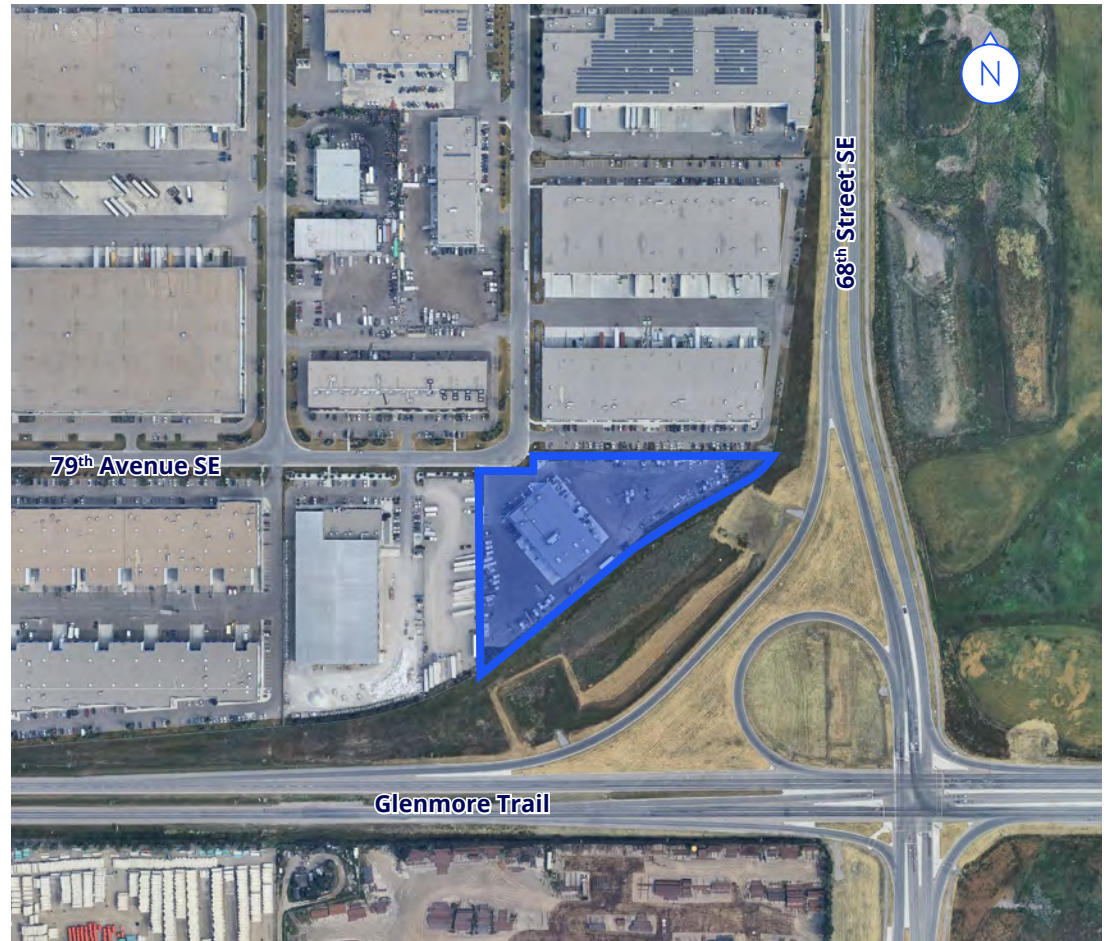
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Property Overview

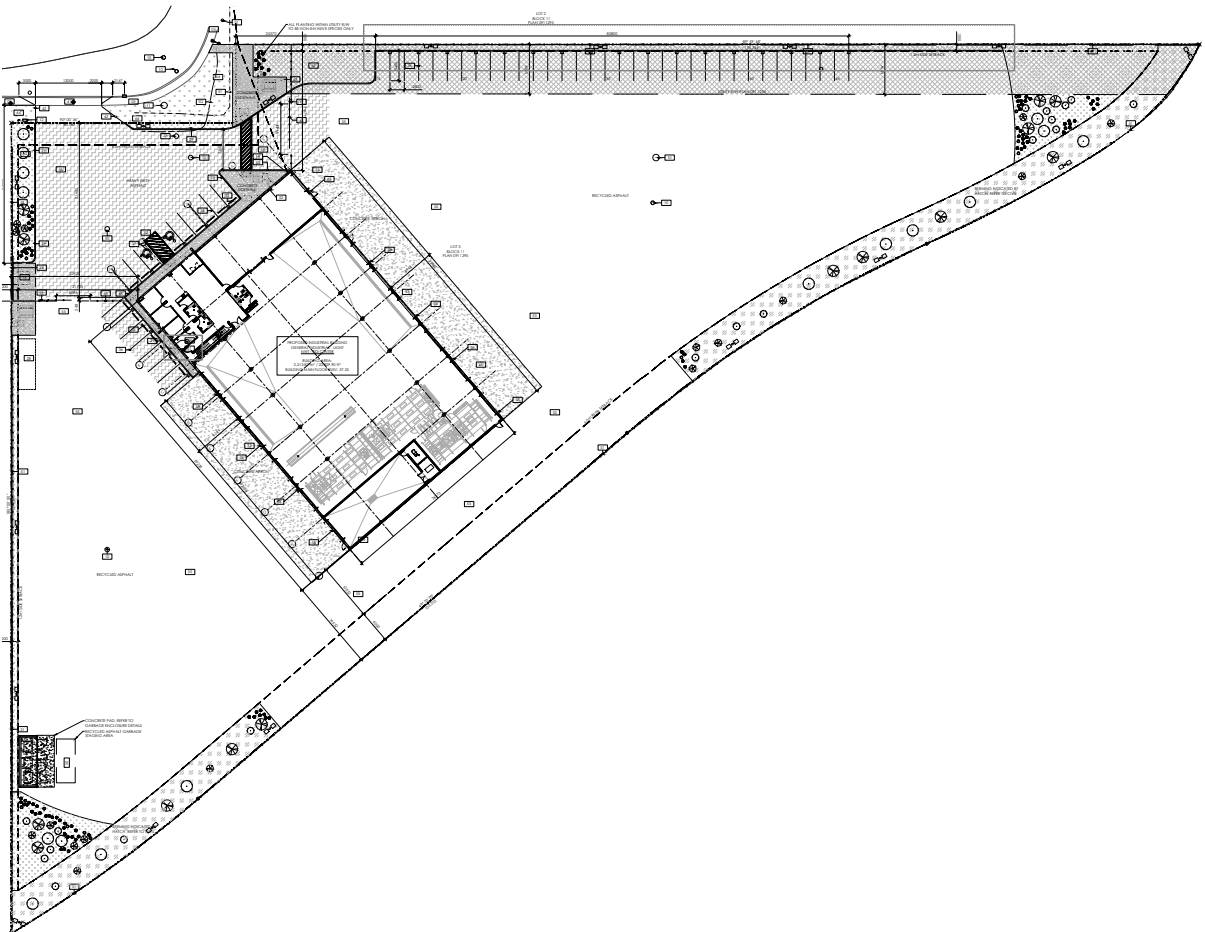
Legal Address	Plan 0911295, Block 11, Lot 3	
District	Great Plains	
Zoning	I-G, Industrial General	
Year Built	2022	
Site Area	±4.06 Acres	
Building Size	Main Floor Office	±2,390 SF
	Second Floor Office	±2,324 SF
	Shop	±23,058 SF
	Total	±27,772 SF
Loading	14 Drive-In (4 Drive-Thru)	
Ceiling Height	24' Clear, 16' Hook Height	
Power	600 Amp, 600 Volt, 3 Phase	
Sprinklers	Yes	
Lighting	LED	
Asking Lease Rate	\$30.00 PSF (Year 1 with 2% Annual Escalations)	
Operating Costs	TBV	
Lease-to-Own	Contact Agent	
Asking Sale Price	\$12,500,000.00	
Taxes	\$165,712.22 (est. 2026)	
Available	Immediately	



Site Features

- Structural steel construction on concrete foundation with metal cladding.
- HVAC system includes rooftop units, gas-fired overhead heaters, and radiant tube heating.
- Trench drains and sumps, 5-ton bridge crane, service pit, 2 paint booths, exhaust removal, air compressors, frame straightening equipment.
- Shop and wash bay equipped with make-up air system and a Hotsy unit.
- Direct exposure to Glenmore Trail and quick access to Deerfoot Trail, Barlow Trail SE, and the Stoney Trail Ring Road.

Site Plan



Direct Exposure to
Glenmore Trail

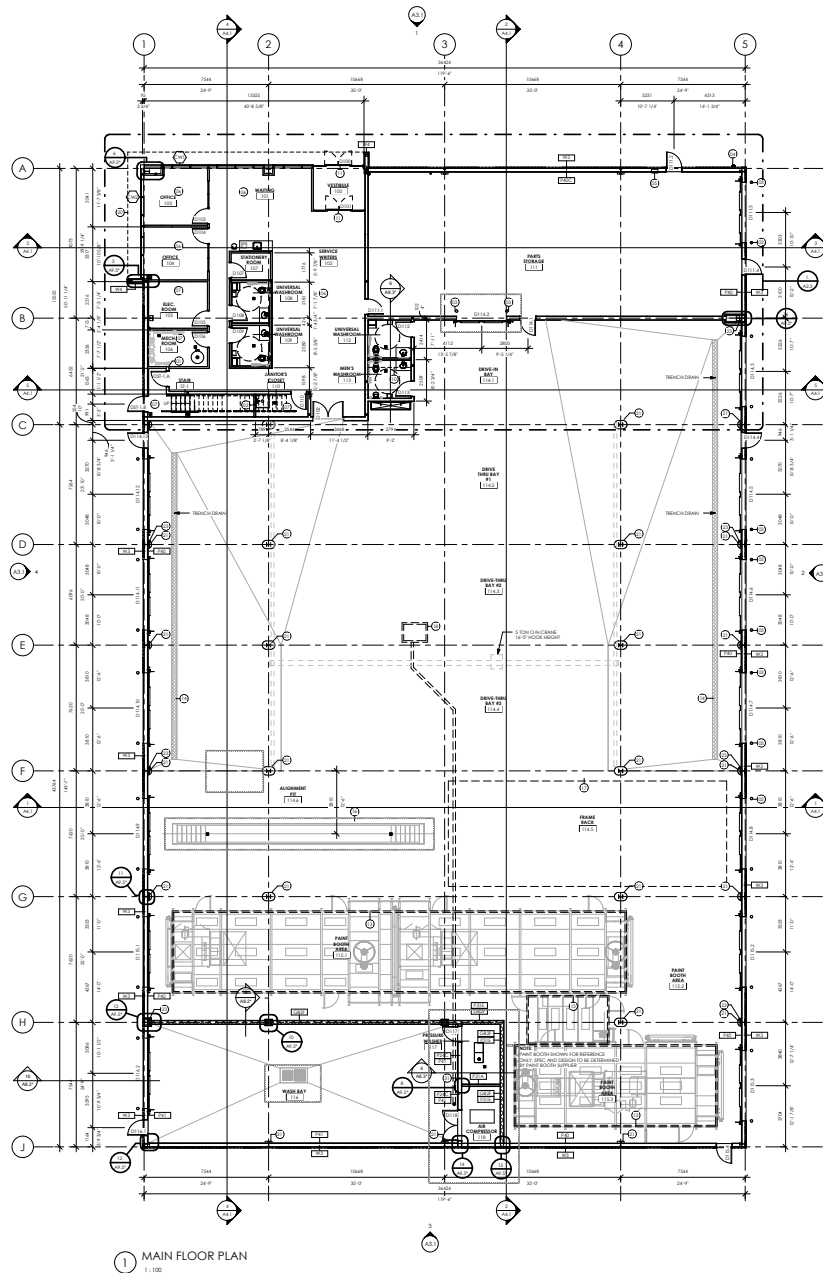


Large Compact
Gravelled Site



High-Quality
Building

Floor Plan



Highlights

- Fenced yard with ample vehicle, truck/trailer parking, and equipment storage
- 14% site coverage
- Flexible I-G zoning allows for a wide variety of general industrial uses or distribution tenants
- Central location within the Great Plains industrial area, with quick access to public transit and amenities

±27,772
square feet available



Paint Booths



Wash Bay



Lunch Room



Vehicle Repair Area



Vehicle Repair Area



17th Avenue SE

Peigan Trail SE

50th Avenue SE

Blackfoot Trail SE

Deerfoot Trail

Barlow Trail SE

52nd Street SE



Glenmore Trail

Stoney Trail

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