

# FOR SALE

## 5425 - 90<sup>th</sup> Avenue SE, Calgary, AB

34,648 sq. ft. on 5.00 acres



Turnkey Commercial  
Sales/Service Facility



Short-Term Income  
Opportunity



16% Site  
Coverage Ratio

**JORDAN LEBLANC, B.COMM**

VICE PRESIDENT, PRINCIPAL  
c: 403-660-5141  
jleblanc@lee-associates.com

**EMILY GOODMAN, B.COMM**

VICE PRESIDENT, PRINCIPAL  
c: 403-862-4348  
egoodman@lee-associates.com

# PROPERTY DETAILS

**DISTRICT:**

Section 23

**LEGAL DESCRIPTION:**

Plan 0212553, Block 1, Lot 3

**SITE SIZE:**

5.00 acres

**ZONING:**

Industrial General (I-G)

**AVAILABLE AREA:**

Main Floor Office: +/- 9,601 sq. ft.

Parts Warehouse: +/- 3,090 sq. ft.

Service Shop: +/- 21,927 sq. ft.

Total: +/- 34,648 sq. ft.

Bonus Mezzanine: +/- 1,765 sq. ft.

Bonus Quonset: +/- 2,427 sq. ft.

**YEAR OF CONSTRUCTION:**

2003 with expansion in 2007

**PURCHASE PRICE:**

\$10,500,000 (\$305 per sq. ft.)

**PROPERTY TAXES:**

\$173,100.80 (for 2025)

**AVAILABLE:**

Vacant Possession: Summer 2027

(Short-term income upside with existing tenancy;

Contact agents for more details)

**CEILING HEIGHT:**

16' in Parts Warehouse

21' - 22' in Service Shop

**LOADING:**

21 - 14' x 16' automatic sunshine drive-in doors

1 - 8' x 8' automatic sunshine drive-in door

(10 drive-thru bays)

**POWER:**

800 amps, 120/208 volts, 3 phase service (TBV)

**Wash Bay:**

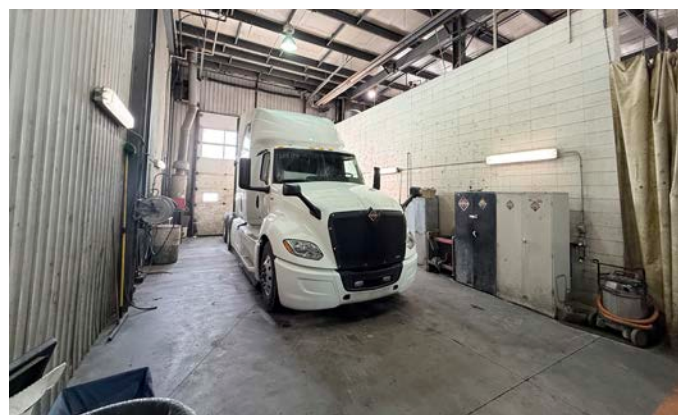
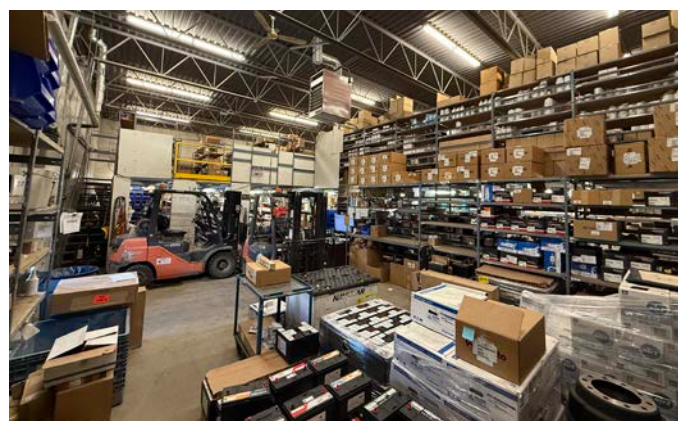
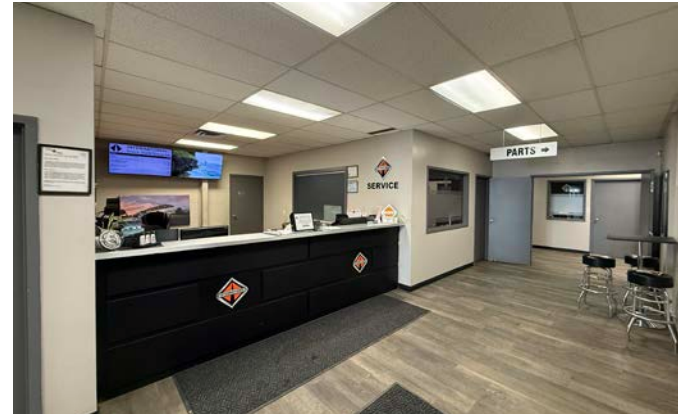
Dedicated 757 sq. ft. wash bay with sump and drainage

**Service Pits:**

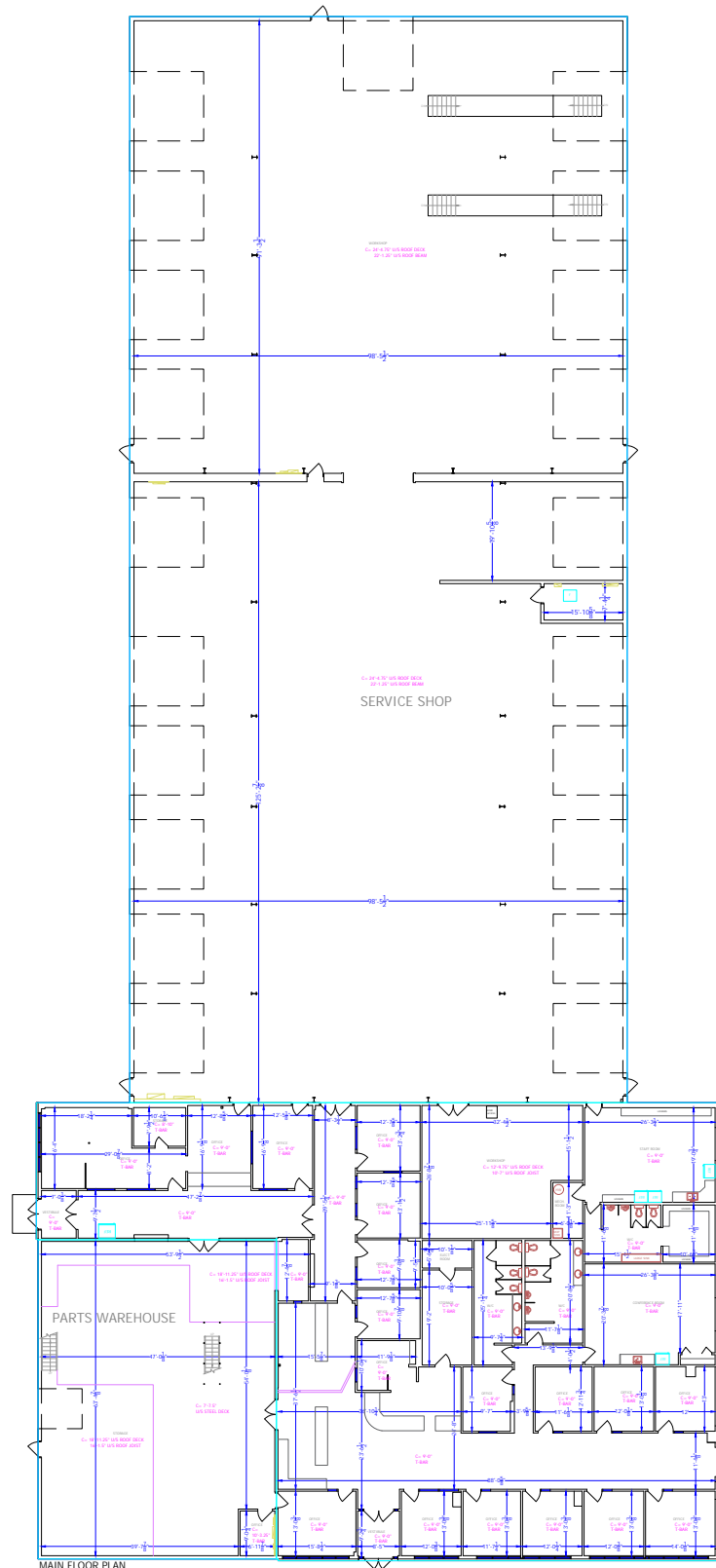
Two (2) dedicated service bays

**Make-Up Air:**

TBV



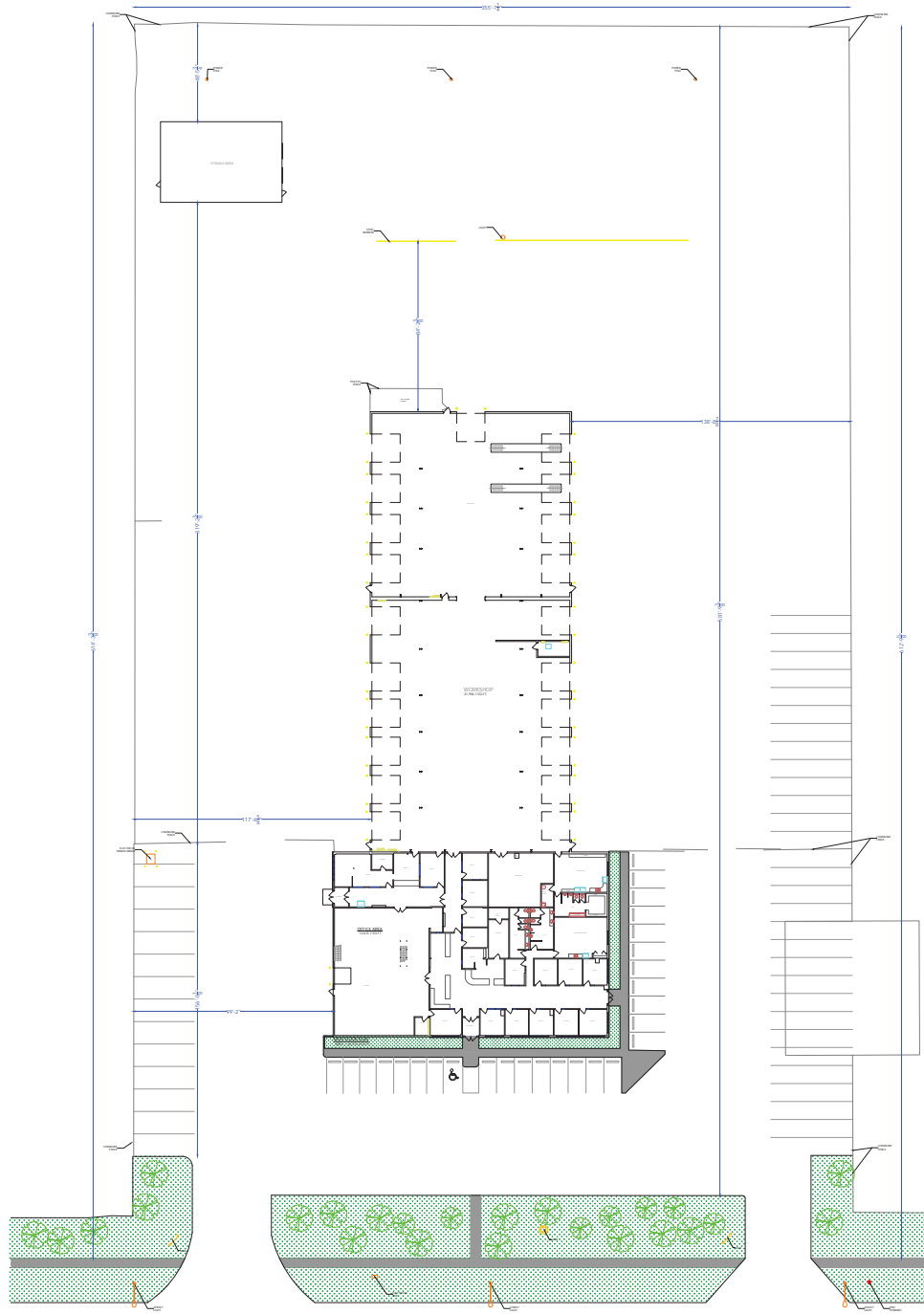
# MAIN FLOOR PLAN



MAIN FLOOR PLAN



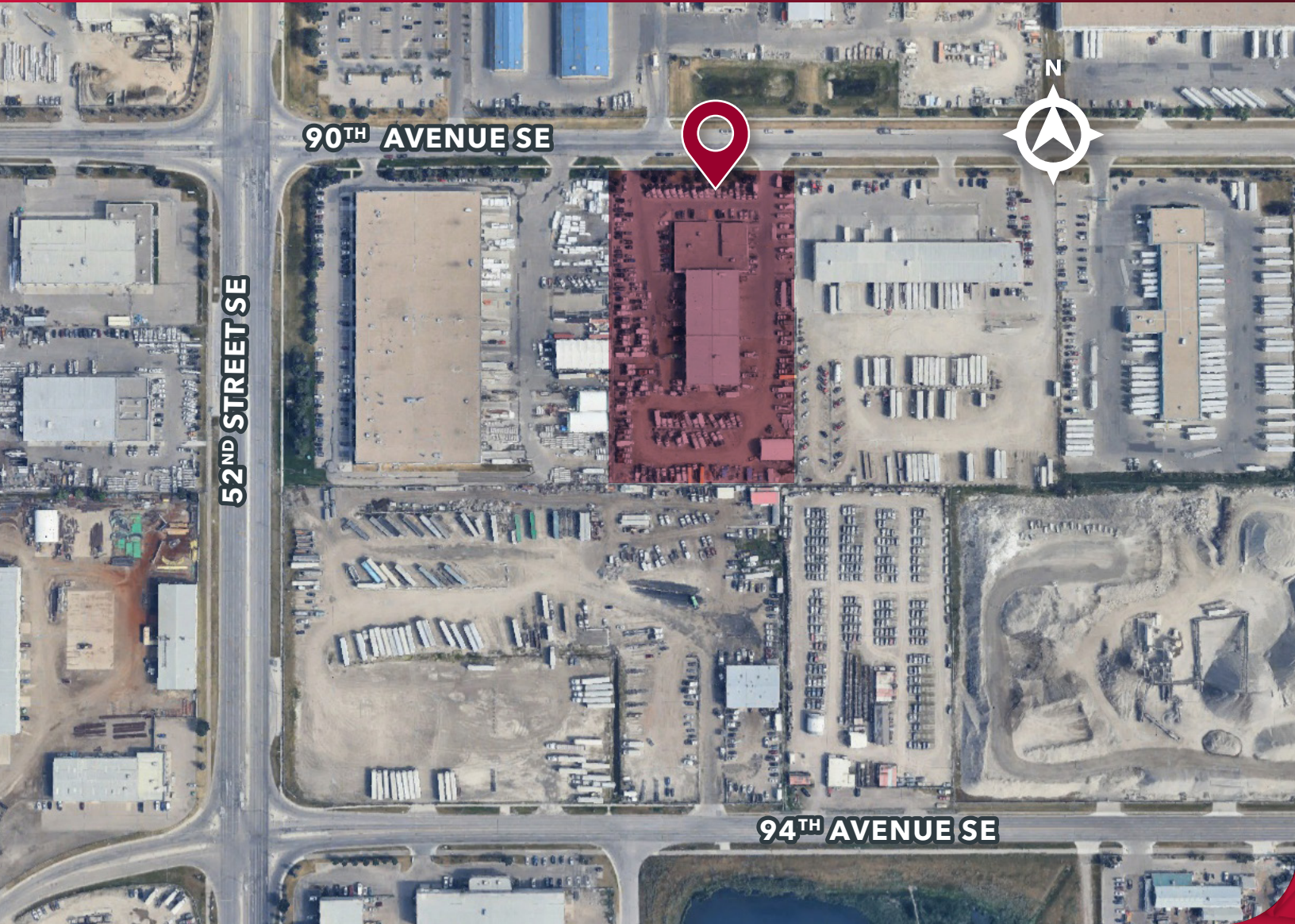
# SITE PLAN



90 AVENUE SE



# LOCATION



## CONTACT US



**JORDAN LEBLANC, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
c: 403-660-5141  
jleblanc@lee-associates.com



**EMILY GOODMAN, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9  
lee-associates.com/calgary