

5807 47 AVENUE Olds, Alberta

119,143 SF ON 15.47 ACRES

FOR SALE

Pharmaceutical Grade Manufacturing Facilities

PRICE REDUCED



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










Description

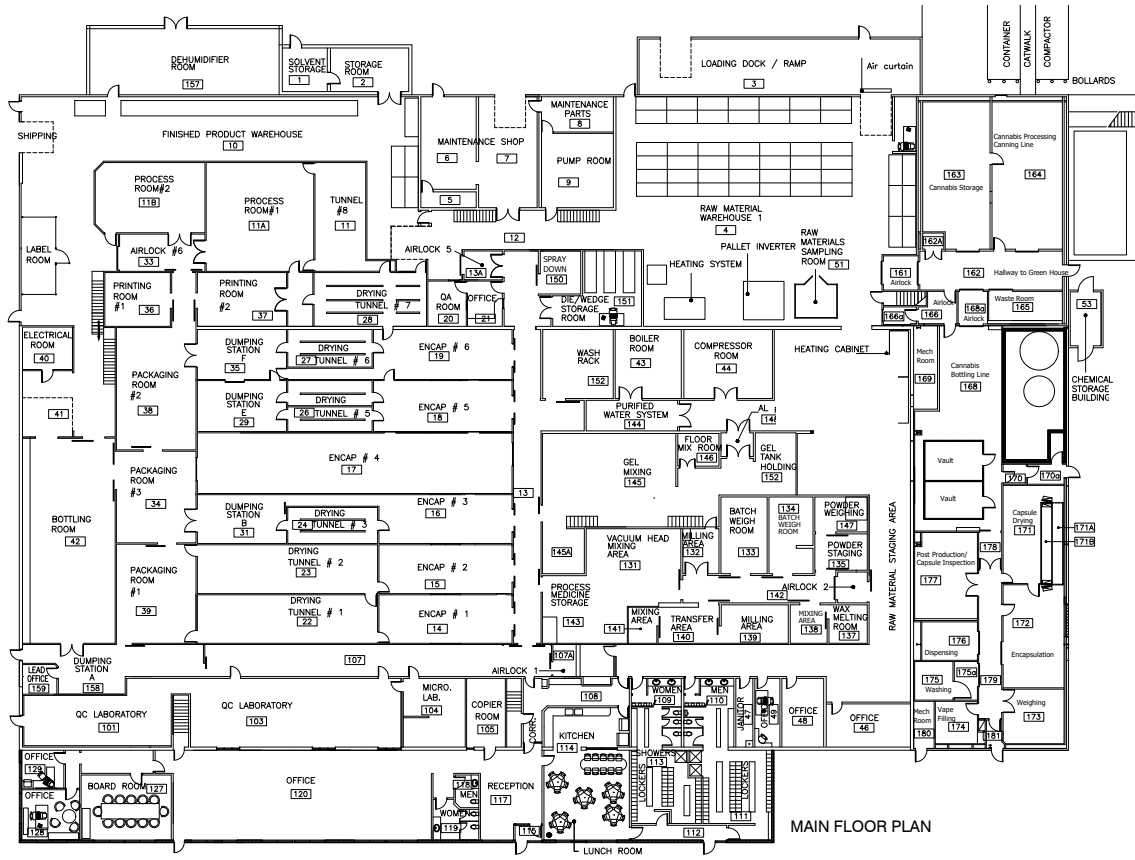
- Fully customized pharmaceutical-grade manufacturing facility, with best-in-class equipment and GMP-certification
- Full lab areas including formulation and blending, environment monitoring, quality inspections
- Production areas for softgels, tablets, capsules, tinctures, oil, creams, ointments, gummies, beverages, and vape-filling
- Certifications include cGMP, DEL, and compliance with FDA, Health Canada, NSG, USDA Organic, and more

Building	Area (SF)
North Building (Main Building)	
Clean Rooms	35,000
Office	5,000
Warehouse	15,000
Total	55,000
South Building (Containment Building)	
Clean Rooms	10,000
Office	1,000
Warehouse	4,000
Total	15,000
Greenhouse Facility	
Green Houses	45,320
Operations Centre Building	3,823
Total	49,143
Buildings Total	119,143

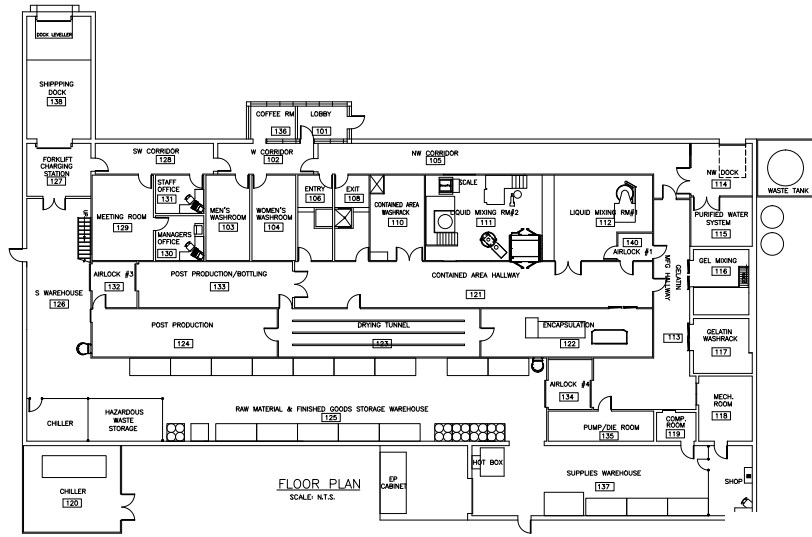


	Sale Price	\$10,500,000 (\$88 PSF)
	Acres	15.47
	SF	119,143
	Zoning	DC-7 (Direct Control District)
	Year Built	North Building - 1981 South Building - 1994 Greenhouse - 2018
	Power	1,600 Amps, 480 Volts
	Clear Height	TBV
	Loading	Dock and Drive-In
	Sprinklers	Yes

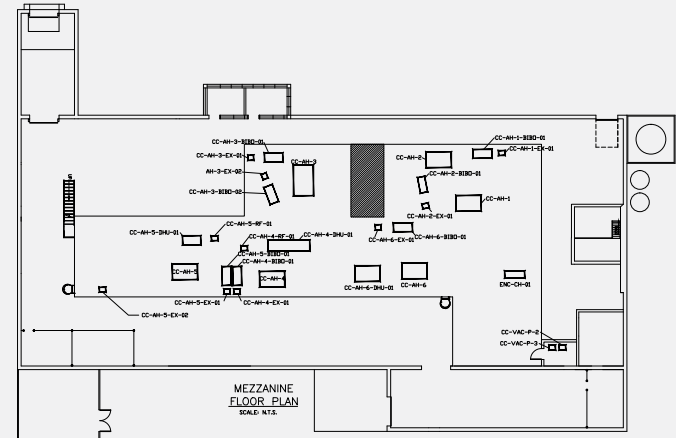
North Building



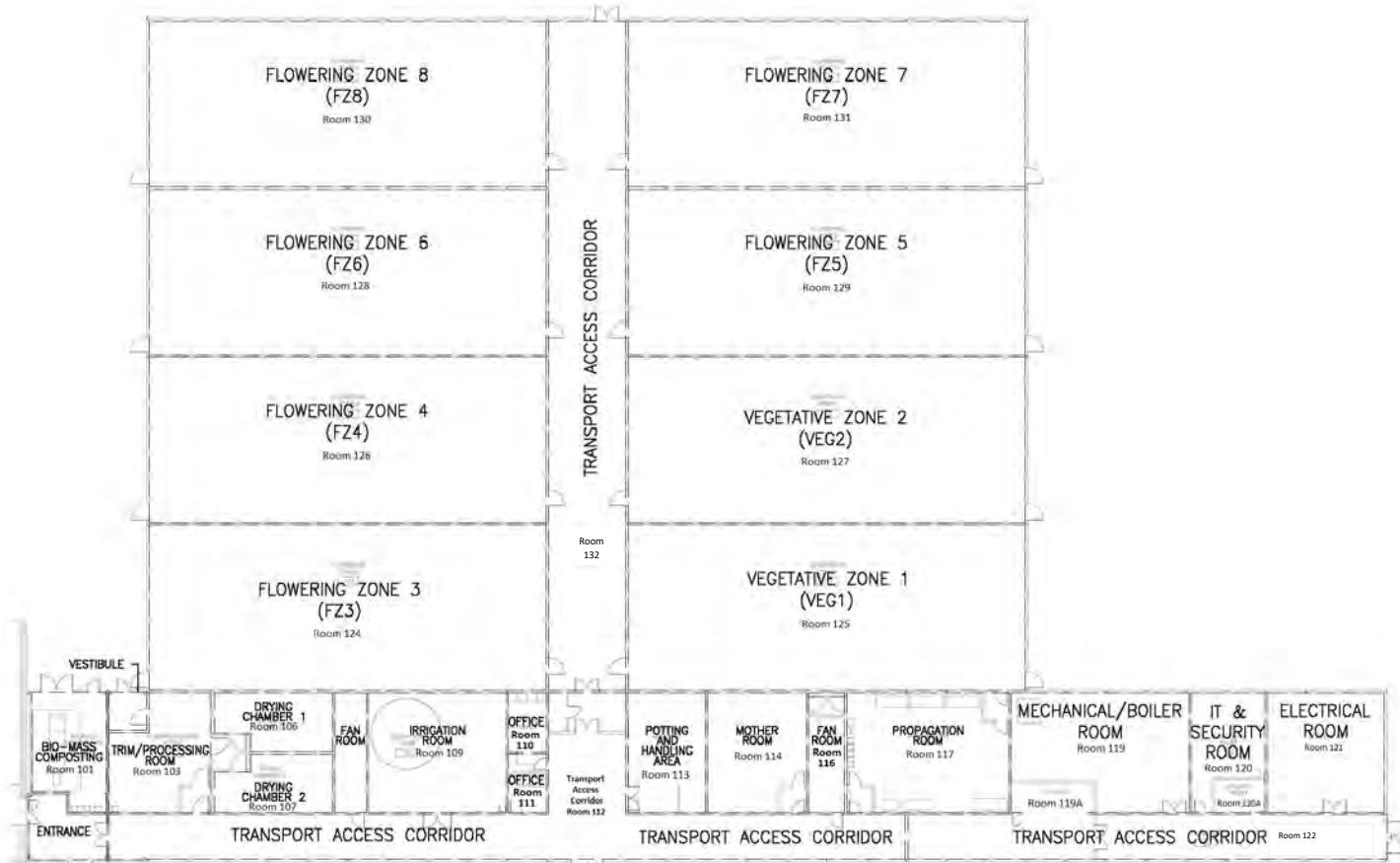
South Building



South Building Mezzanine



Greenhouse



Location Overview



Amenities

- 1 Cornerstone Shopping Mall (Walmart, and various restaurant options)
- 2 Olds College
- 3 Uptowne Olds

Drive Times

Highway 2 (QE II)	7 mins / 6.6 kms
Calgary	1 hr 20 mins / 95 kms
Red Deer	45 mins / 60 kms
Edmonton	1 hr 20 mins / 95 kms



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