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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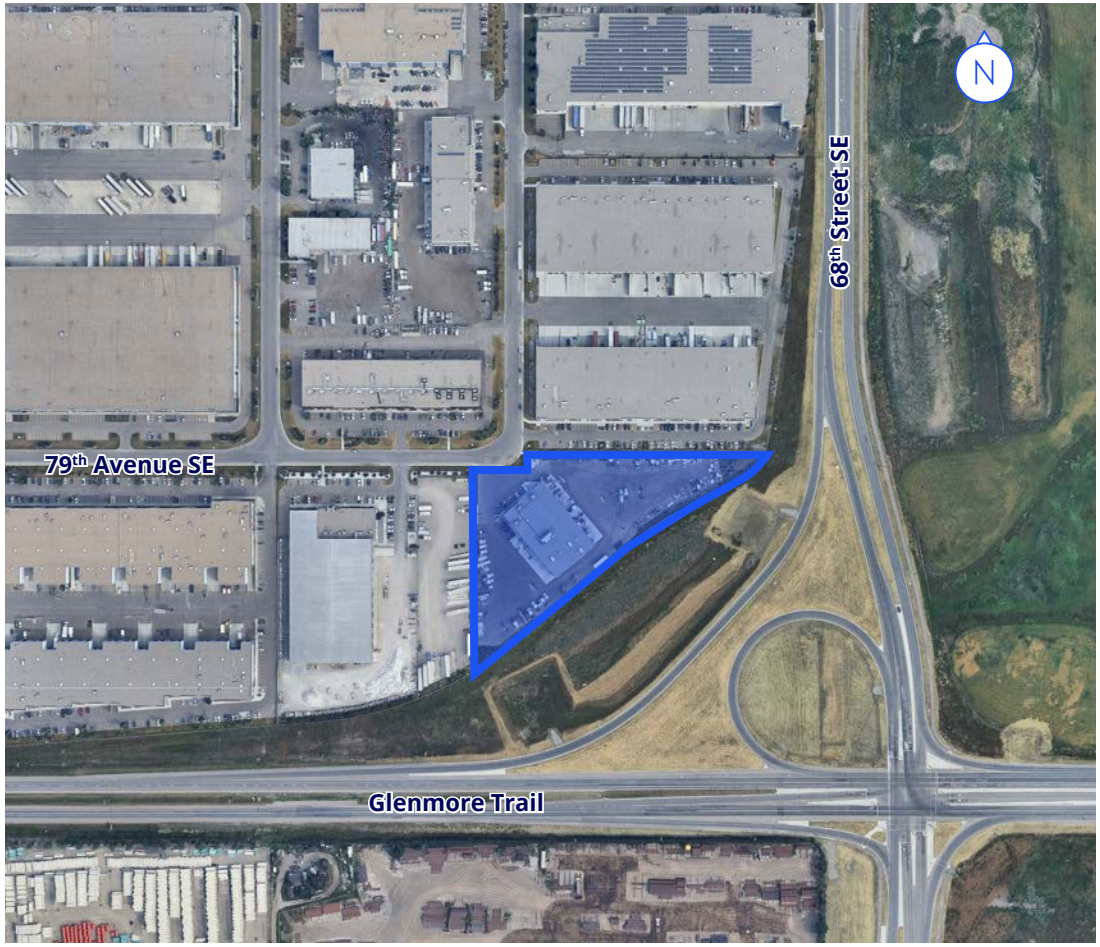
Property Overview

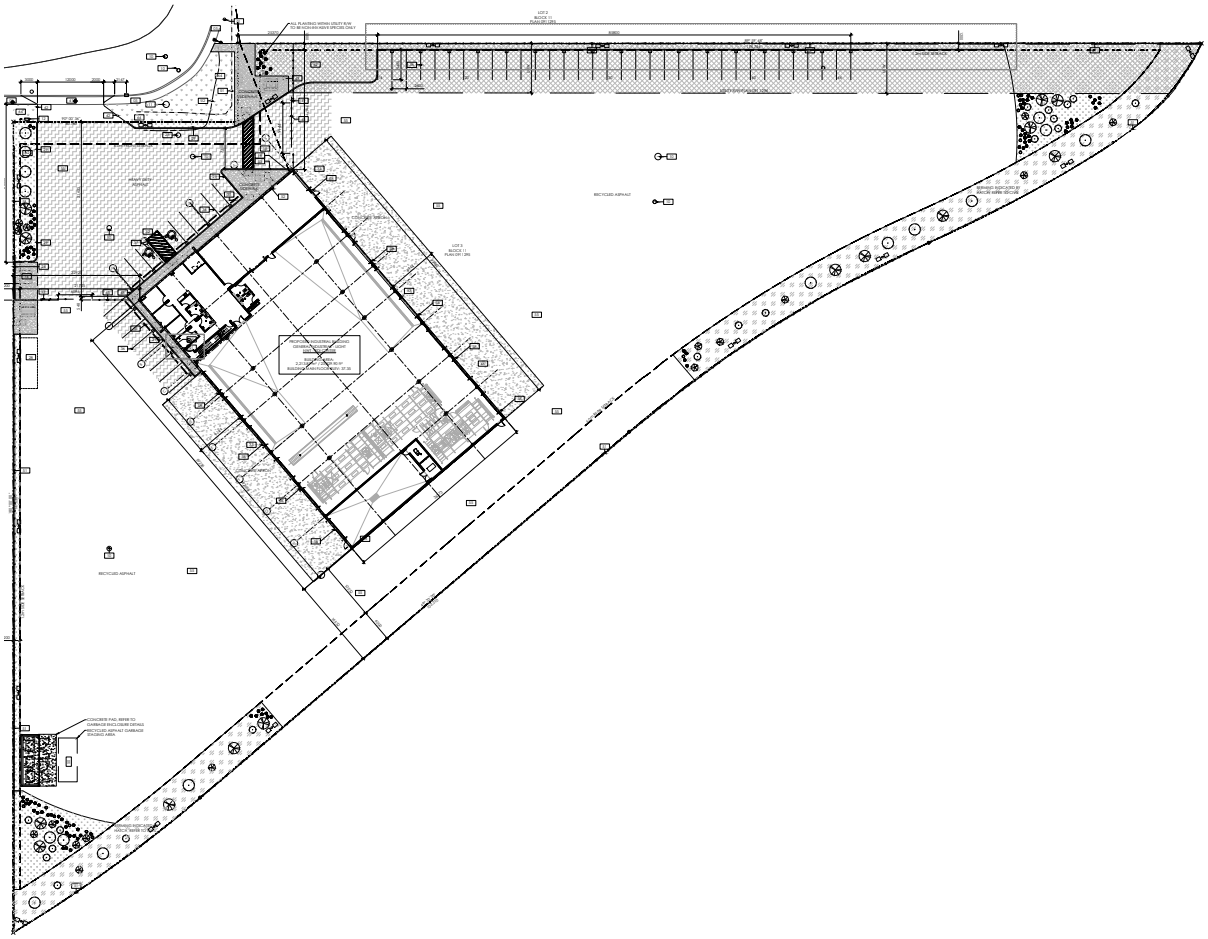
Legal Address	Plan 0911295, Block 11, Lot 3	
District	Great Plains	
Zoning	I-G, Industrial General	
Year Built	2022	
Site Area	±4.06 Acres	
Building Size	Main Floor Office	±2,390 SF
	Second Floor Office	±2,324 SF
	Shop	±23,058 SF
	Total	**±27,772 SF**
Loading	14 Drive-In (4 Drive-Thru)	
Ceiling Height	24' Clear, 16' Hook Height	
Power	600 Amp, 600 Volt, 3 Phase	
Sprinklers	Yes	
Lighting	LED	
Asking Lease Rate	Market	
Operating Costs	TBV	
Asking Sale Price	Market	
Taxes	$155,637.92 (est. 2025)	
Available	60 Days Notice	



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 Glemore Trail and quick access to Deerfoot Trail, Barlow Trail SE, and the Stoney Trail Ring Road.

Site Plan

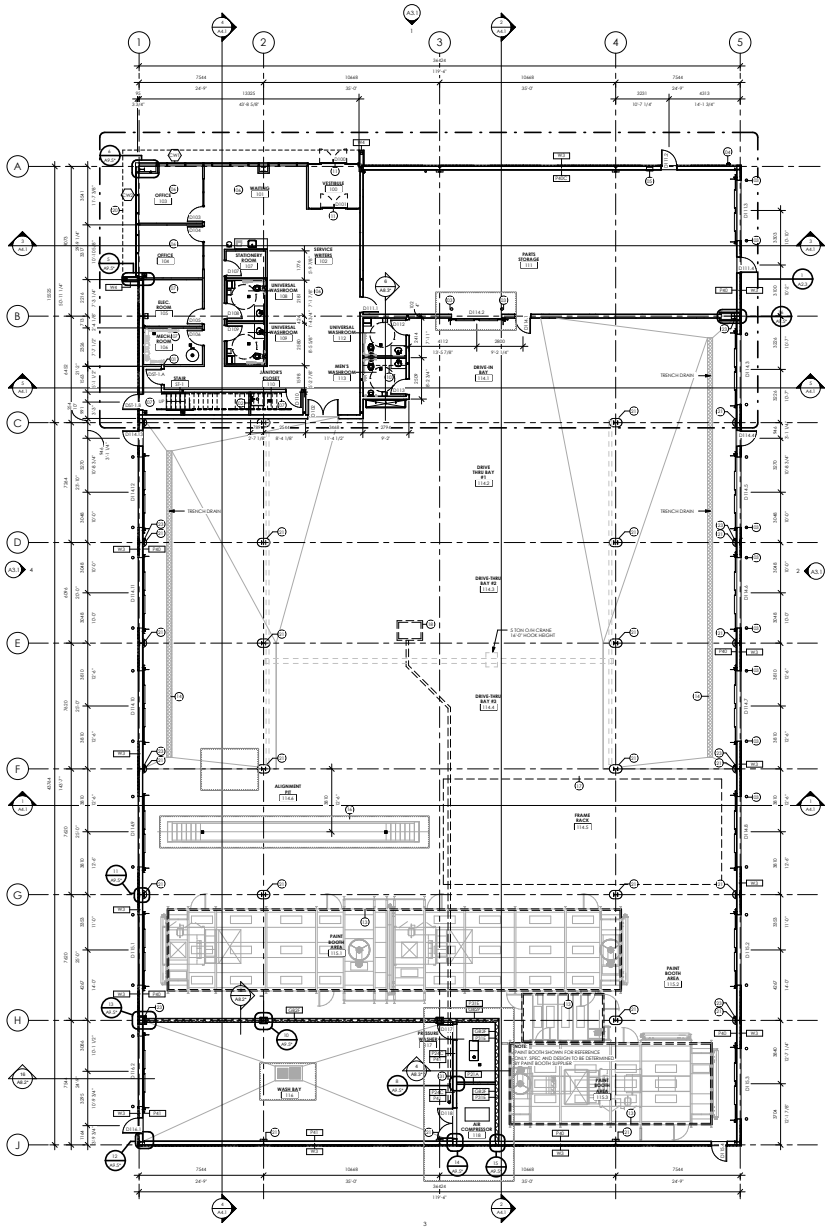


Direct Exposure to Glenmore Trail

Large Compact Gravelled Site

High-Quality Building

Floor Plan



1 MAIN FLOOR PLAN
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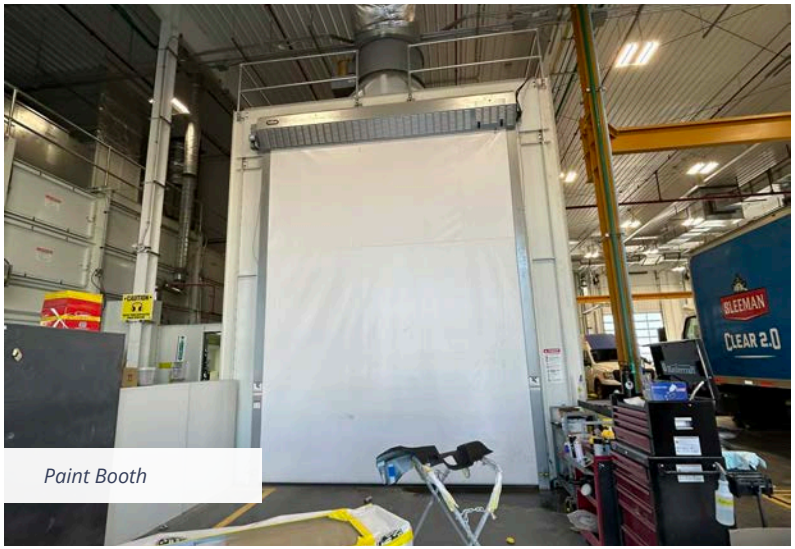
Highlights

- 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

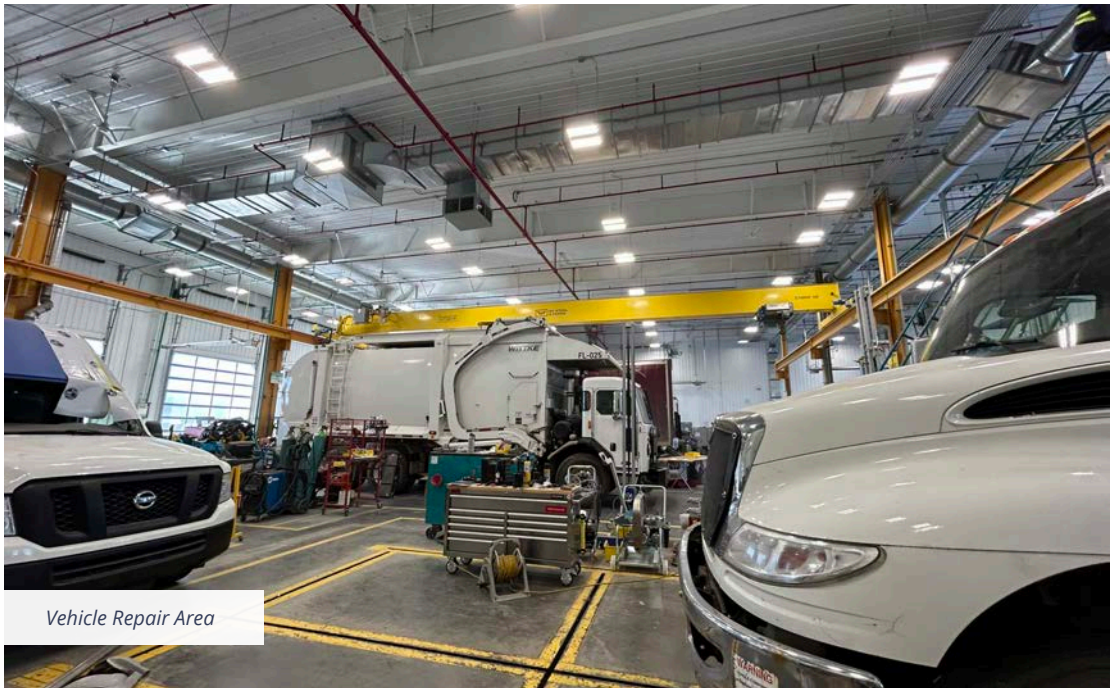
Parts Warehouse Area



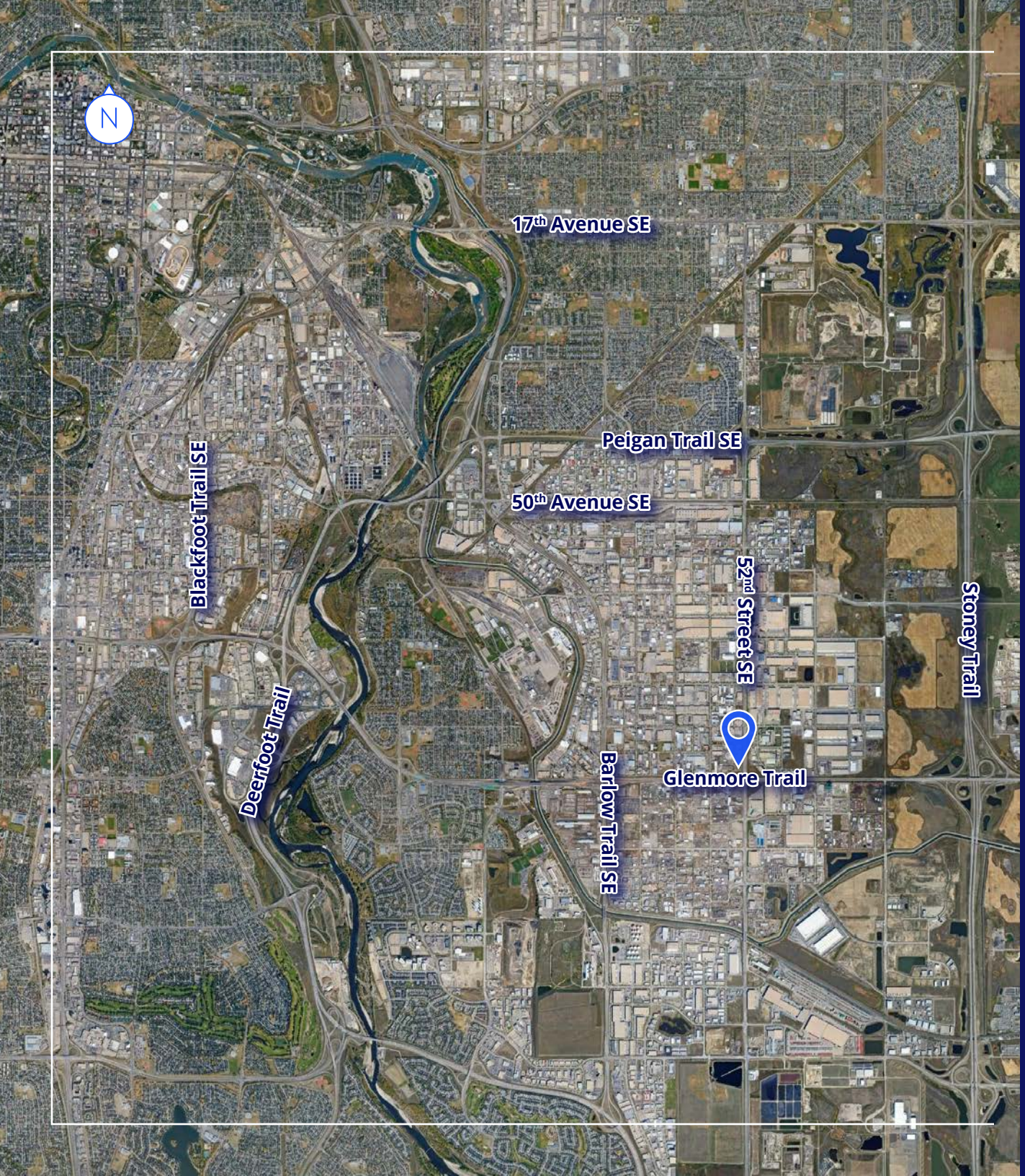
Paint Booth

Lunch Room

Exterior Service Bays



Vehicle Repair Area



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