



RECEIVERSHIP SALE | $\pm 39,865$ SF ON ± 8.87 ACRES

9910 - 48 STREET SE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

9910 - 48 STREET SE

CALGARY, AB

Receivership listing on behalf of Court appointed receiver

Property Details

District:	South Foothills Industrial
Zoning:	I-G (Industrial General)
Site Size:	± 8.87 acres
Usable Land Area:	± 8.10 acres
Property Taxes:	\$206,205.33 (2026)

Sale Particulars

Cross-Dock Building:	± 15,566 sf
Office Building:	± 13,648 sf
Maintenance Building:	± 10,651 sf
Total Building Area:	± 39,865 sf
Available:	Court approved closing date
Sale Price:	\$9,500,000





Cross-Dock & Office Building



Office Building



Cross-Dock Building



Maintenance Building



Maintenance Building



Maintenance Building

CROSS DOCK & OFFICE BUILDING

9910 - 48 STREET SE, CALGARY, AB

Property Details

Total Area: ± 29,214 sf

Office Area: ± 13,648 sf

Warehouse Area: ± 15,566 sf

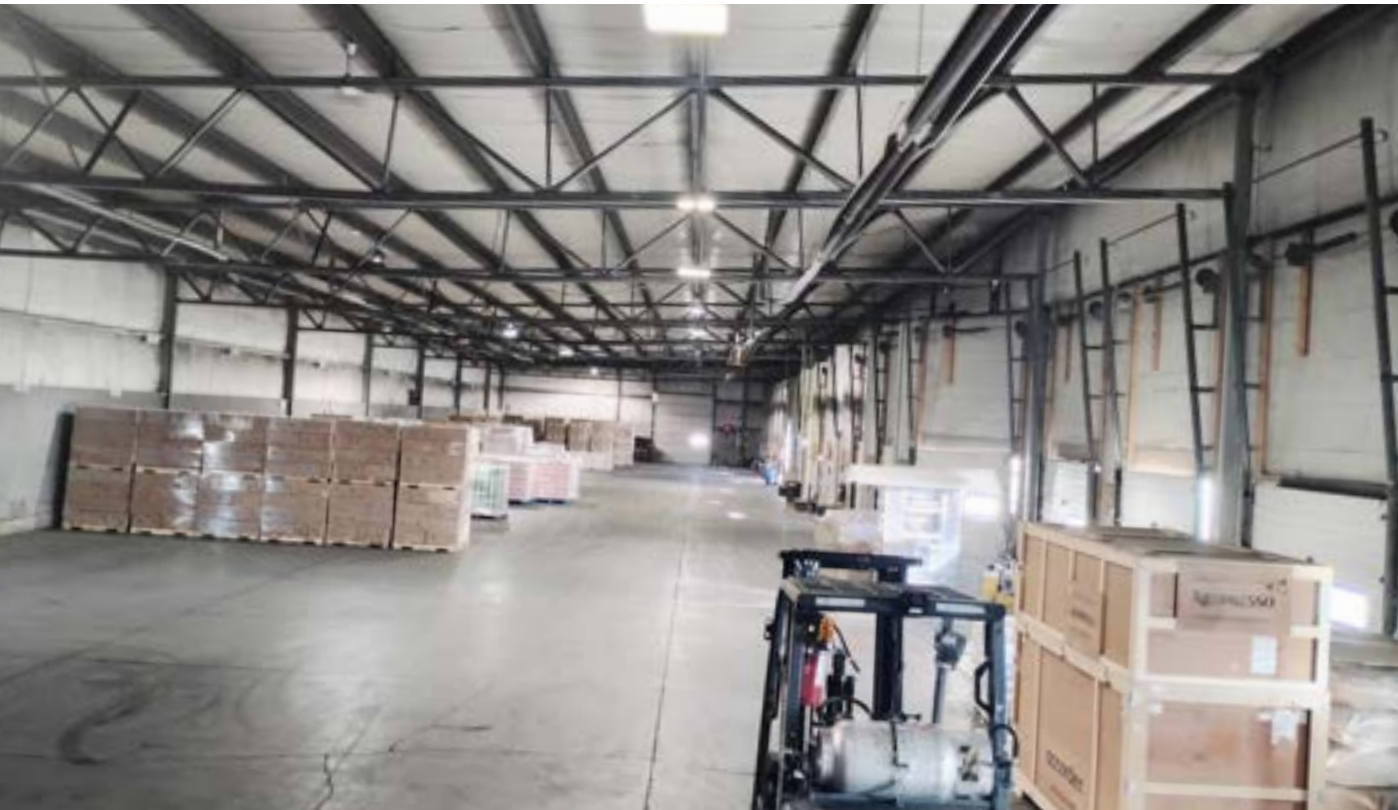
Loading: 18 dock doors with levelers
5 exterior dock positions with levelers
1 drive-in door (12'W x 14'H)
1 drive-in door (10'W x 12'H)

Exterior Loading: ± 4,773 sf concrete loading platform

Ceiling Height: 17'6" to 16'

Power: 400A, 120/208V (TBV)

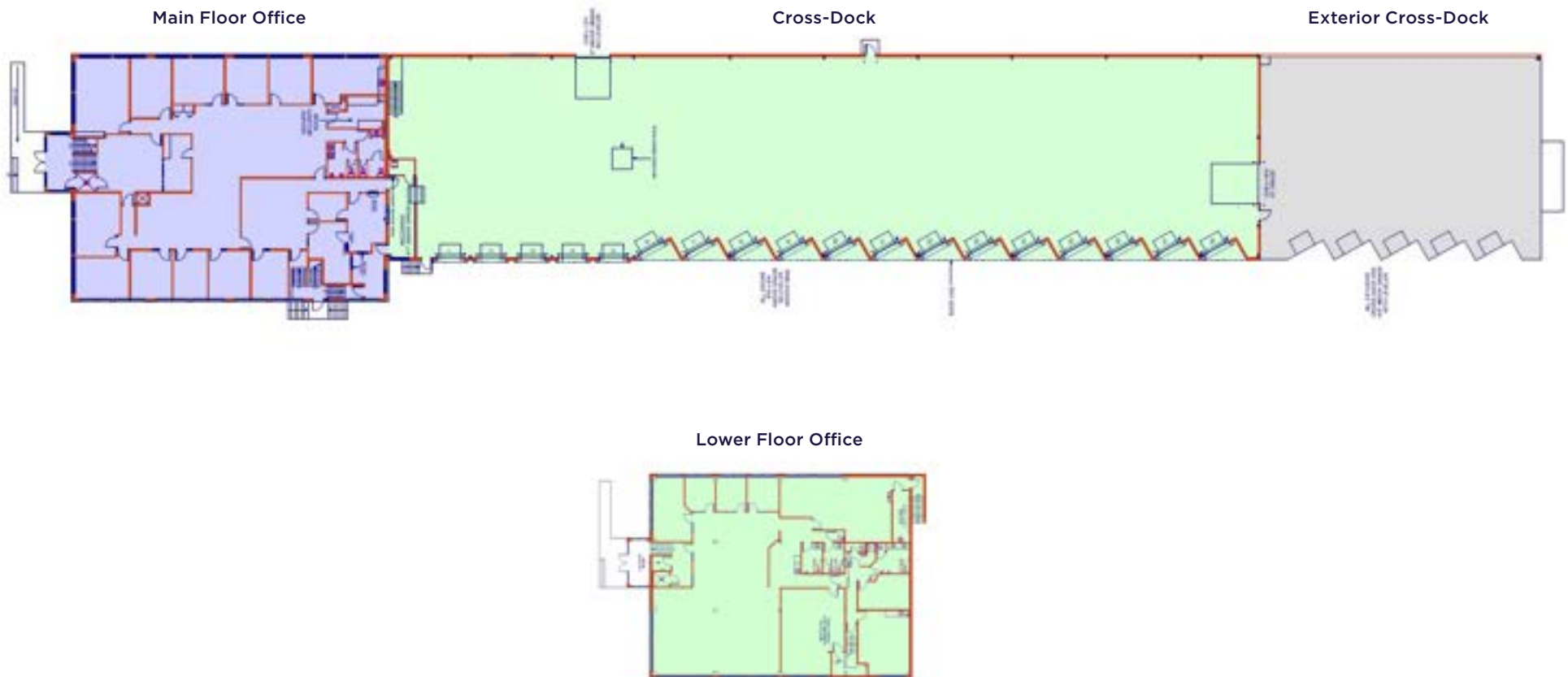
Office Elevator: With 454 kg capacity



CROSS DOCK & OFFICE BUILDING

9910 - 48 STREET SE, CALGARY, AB

Floor Plan



MAINTENANCE SHOP

9910 - 48 STREET SE, CALGARY, AB

Property Details

Total Area: $\pm 10,651$ sf

Storage Mezzanine: ± 569 sf

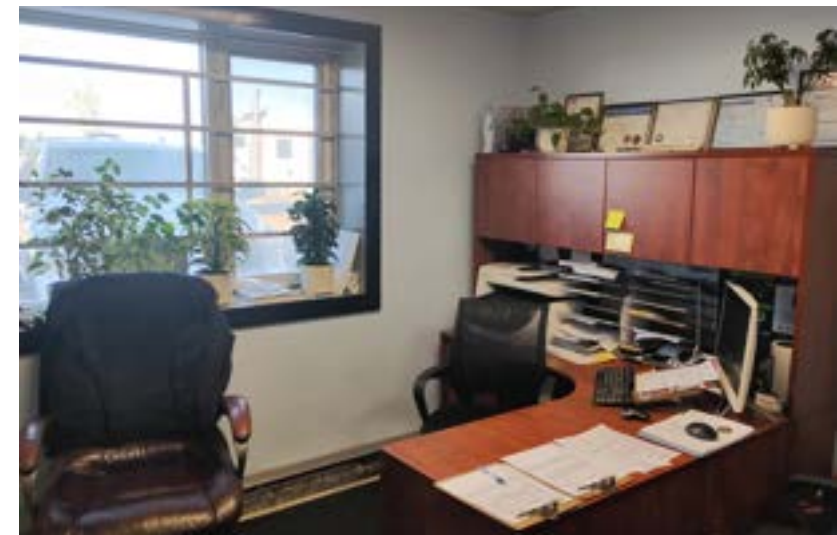
Loading:
5 drive-in doors (12'W x 16'H)
2 drive-in doors (14'W x 16'H)

Ceiling Height: 19' to underside of joist

Power: 400A, 120/208V (TBV)

Make-up Air: TBV

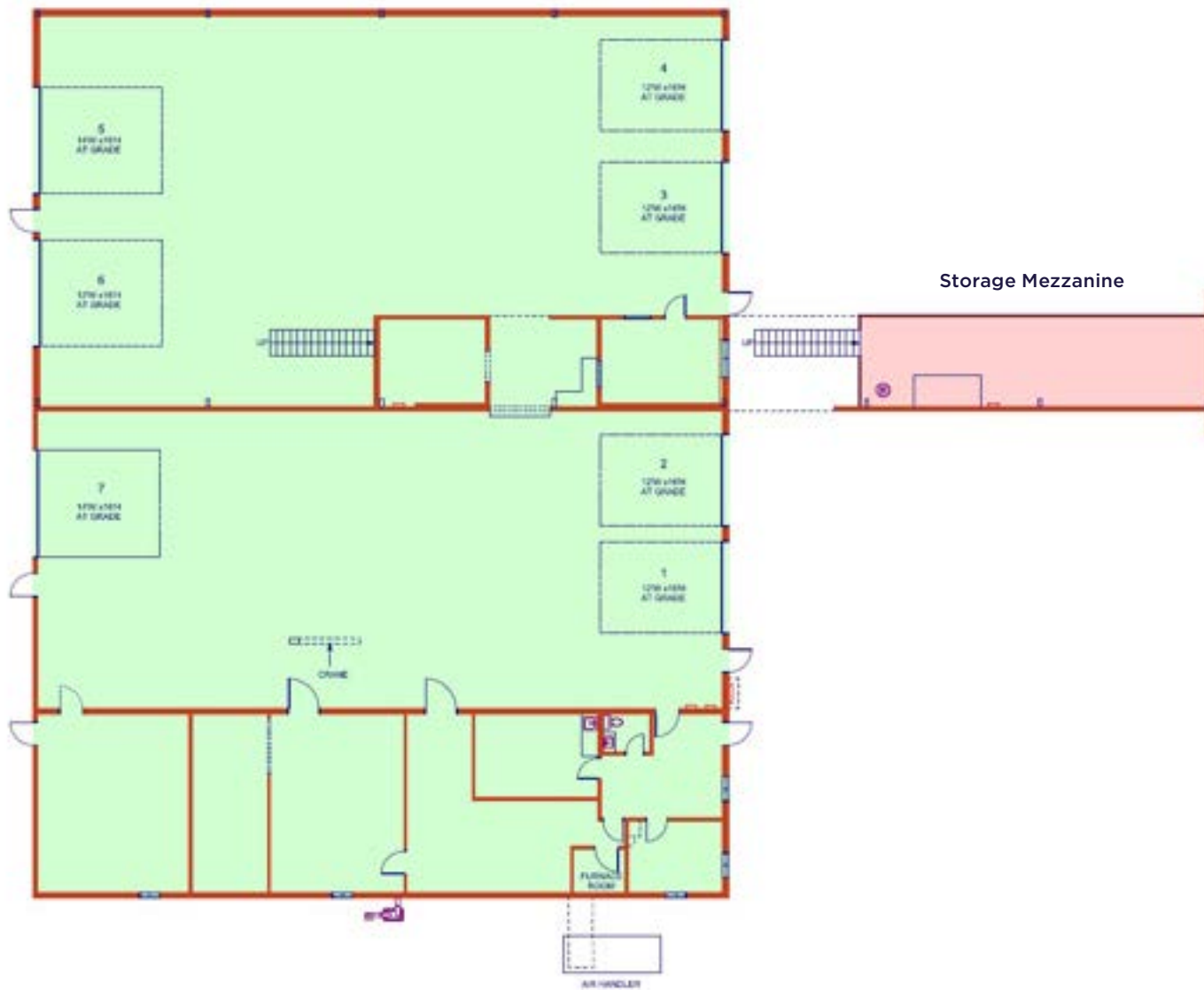
Tenant:
Existing tenant in place - Call for details
Vacant possession may be provided.



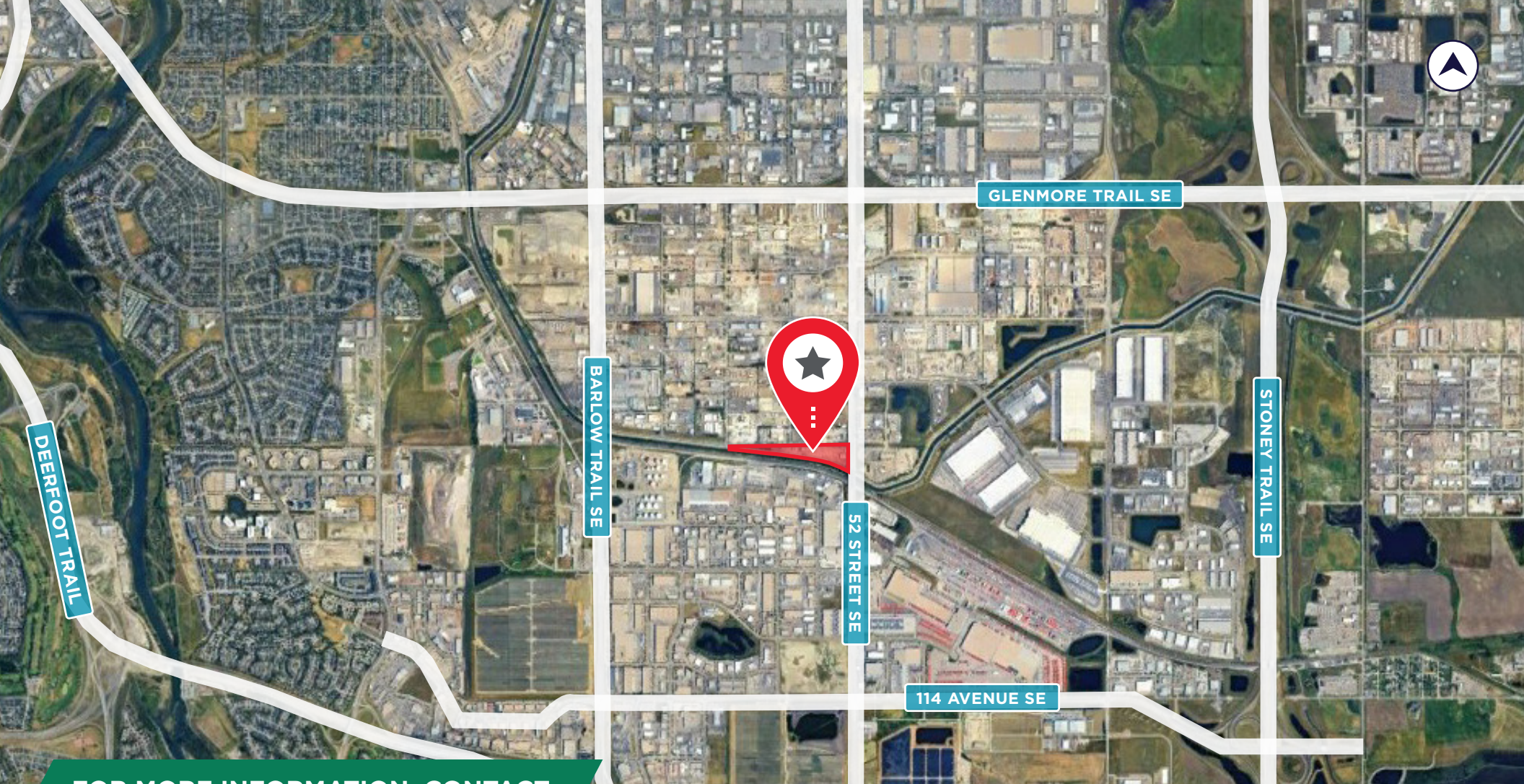
MAINTENANCE SHOP

9910 - 48 STREET SE, CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.



FOR MORE INFORMATION, CONTACT

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