

MAXX
COMMERCIAL

Bruce McIntosh

Licensed at
RE/MAX Landan Real Estate

FOR SALE

9415 48 ST SE T2C 2R1 | CALGARY, AB

Sale of Property and Operating Business

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 4.86 acre property offers excellent access for industrial and commercial operations.

The sale includes an established, CWB-certified steel fabrication and erection business with a strong operating history in Alberta.

The fully serviced site is graveled with an asphalted front area, zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls.

The property features one manufacturing building consisting of a 20,580 sq. ft. facility on 3.36 acres and a 6,000 sq. ft. facility on 1.5 acres leased to a landscaping company.

Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—the property and business are available for sale with or without equipment.

The 20,580 sq. ft. building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft x 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility.

Included is a 5,680 sq. ft. two-storey air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system.

The 6,000 sq. ft. building is presently leased to a landscaping company which is included in the sale of the property.

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Experience That Counts!

LICENSED AT

RE/MAX Landan Real Estate

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Do not contact owner or employees directly. Confidentiality agreement required.

Property Details

ZONING

I-G (Industrial)

LAND SIZE

4.86 Acres

CEILING HEIGHT

- Building (A)
 - ↳ 24'
- Building (B)
 - ↳ 20'

CRANES

6 5-ton bridge cranes, including a 60 ft x 150 ft outdoor crane

SERVICING

Fully serviced electrical, water, sewer and natural gas

FOR SALE

Building (A):

- Shop equipment included in the purchase price
- Equipment list available

YEAR BUILT

2006

BUILDING

- Building (A): 20,580 sq. ft.
 - ↳ 14,900 sq. ft. shop
 - ↳ 5,680 sq. ft. office
- Building (B): 6,000 sq. ft.

LOADING DOORS

- Building (A)
 - ↳ 5 large overhead doors
 - ↳ 5 walk doors
- Building (B)
 - ↳ 2 overhead doors
 - ↳ 1 walk door

POWER

- Building (A)
 - ↳ 800 amp, 600 volt 3 phase
 - ↳ 28,000 CFM air makeup

YARD

- Compacted gravel and asphalt
- Fenced and secure
- Electric entrance gate with security cameras

Building (B):

- Lease in place for 4.5 years with options to extend
- Lease rate: \$20.00/sq. ft. per year
- Tenant pays property taxes and building insurance

Exterior Views



Business Overview & Capabilities



CWB Certified

CWB certified shop with manufacturing and erection capabilities in excess of \$10 million per year.



Industry Reputation

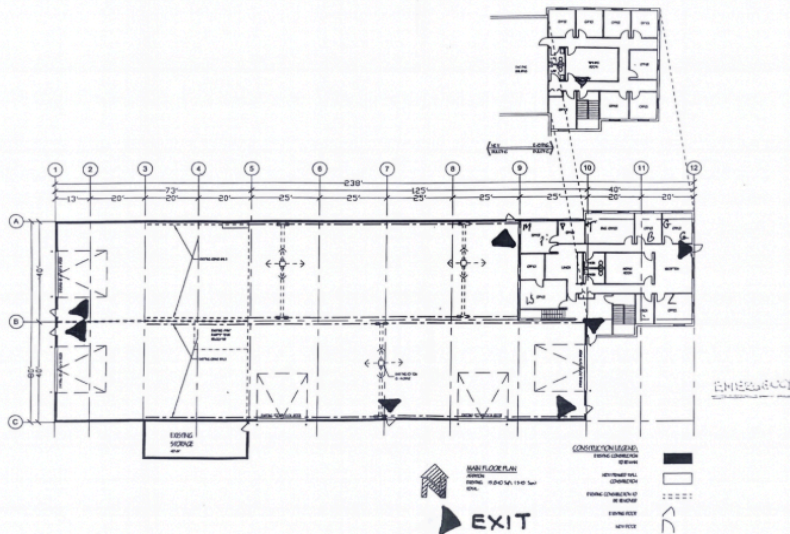
Well-run and respected in Alberta construction industry.



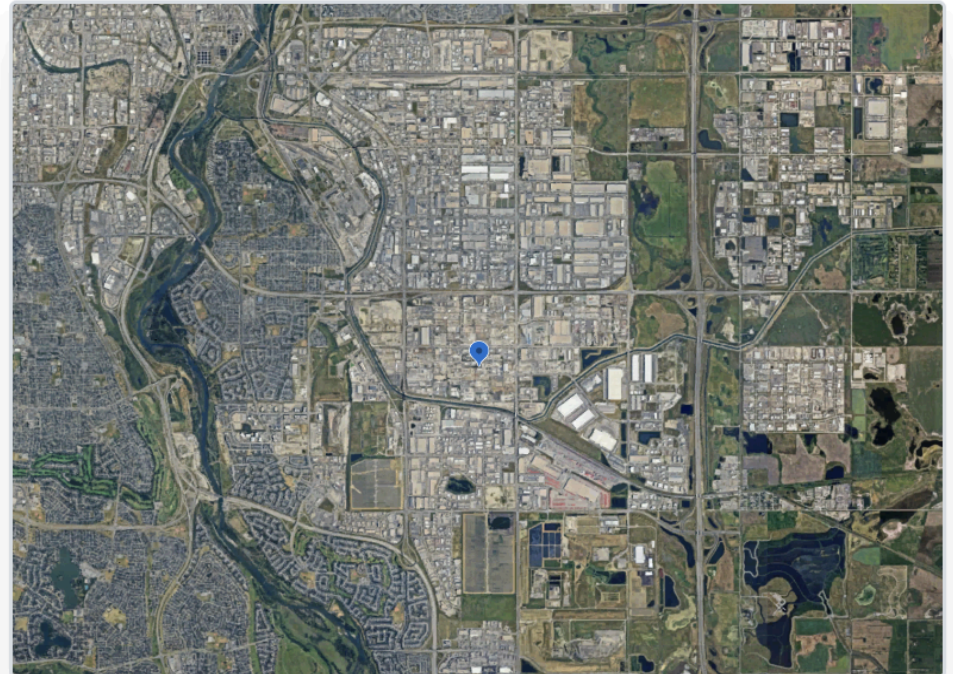
Due Diligence

Financial statements and references available to qualified buyers.

Building (A)



Location



Location Highlights

- Access to Glenmore Trail, Barlow Trail and 52 St
- Industrial Zoning & Heavy Service Area
- Excellent Site Accessibility
- Proximity to Labour & Services

Nearby Amenities

- Convenient Retail & Fuel Access
- Industrial Support Services
- Major Retail & Supply Nodes
- Food & Hospitality Options

The manufacturing shop's capacity has been proven on steel projects across Alberta—from high-rise offices and schools to fire halls and large retail structures. The property and business are available for sale with or without equipment.



4.86 Acres
Prime Location



Fully Equipped
Ready to Operate



Secure Site
Fenced & Gated



Move-In Ready
Available Now

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Ready to Learn More?

Contact us today to schedule a viewing or discuss this opportunity

[Schedule Viewing](#)