

# SALE

## Opportunity

FREESTANDING MANUFACTURING  
FACILITY, CRANES AND FULLY  
SECURED YARD



6633 - 86th Avenue SE, Calgary, Alberta

For more information



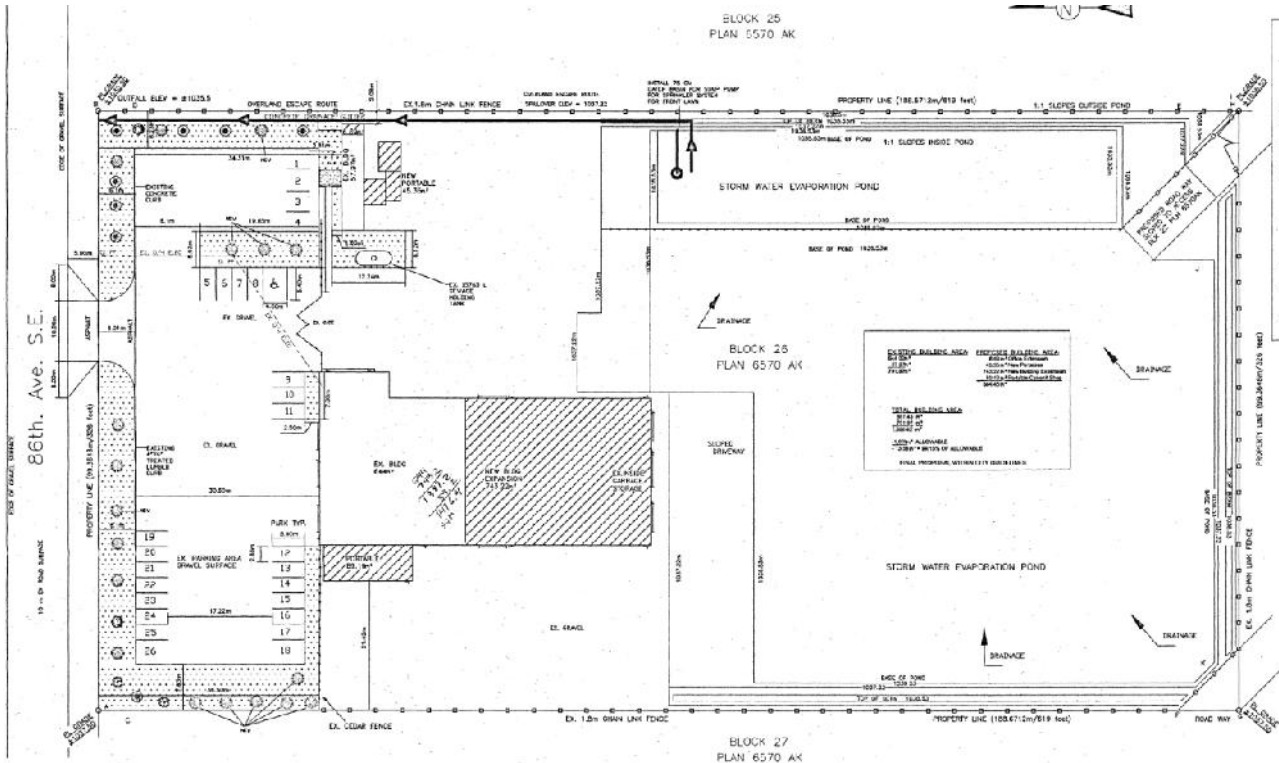
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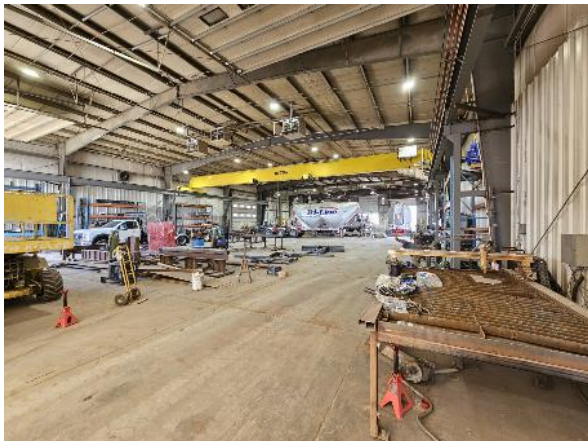
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# Property Plans



Not to scale. Not exactly as shown



# Property Information

**Address:** 6633 - 86th Ave. SE, Calgary AB

**Legal Address:** Plan 6570AK; Block 26

**Zoning:** I - G General Industrial

**Buildings:**

Office Trailers	2,565 s.f. +/-
Shop	<u>14,475 s.f. +/-</u>
<b>Total</b>	<b>17,040 s.f. +/-</b>

**Storage Tent** 1,860 s.f. +/-

**Land Size:** 4.63 acres

**Services**

- Gas and water.
- Sewer - min 2,000 gallon septic tank.
- Storm - via storm pond.

**Yard:**

- Heavily compacted.
- Fenced and secure
- Onsite storm pond

**Loading:**

- 2 - 16' x 16' drive through bay
- 2 - 12' x 14' drive through bay
- 2 - 18' x 18' drive through bay
- 2 - 20' x 20' drive through bay

All door sizes to be confirmed

**Building Height:** TBC

**Cranes:**

- 2 - 4 ton
- 1 - 10 ton ( 14' hook height)

**Power:** 400 amp 208 volts with step-up to 600volt for cranes and MUA

**Mechanical:** 30,000 CFM Air Make up

**Lighting** LED lighting in shop

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## Property Features

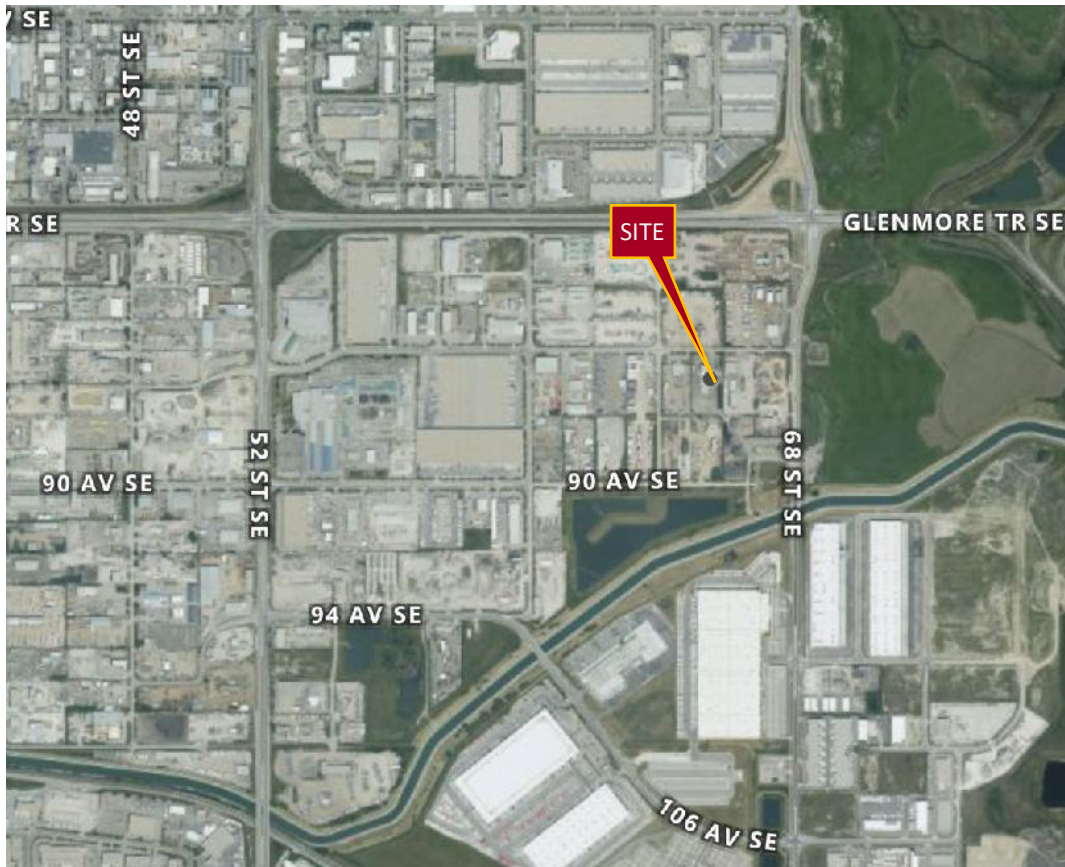
**Clear span** manufacturing facility complete with 3 overhead cranes.

**Well configured shop** providing north south and east west drive through access.

**Site provides fenced and** secure operations. Site is fully fenced and secured with a large parking lot.

**Access to Stoney Trail** via 68 Street and Glenmore Trail.

**Large 4.63** area providing ample space for product and material storage while providing ample room for marshalling around the building.



## Overhead Photo



## Financial

**Property Taxes** estimated 2025: \$89,278.97

**Asking Sale Price:** \$5,999,000.00

**Rental Income** Approximately 2 acres of yard leased for \$12,000 per month. Term expires June 2026