

# \$16 - 5110 76 Avenue Se, Calgary

MLS® #A2257650

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.77 Acres

Foothills, Calgary, Alberta

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs.

The shop is fully equipped with two 5-ton overhead cranes, three 16'™ x 16'™ drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency.

The 50'™ x 200'™ clear span layout, combined with crane infrastructure and 24-foot clear height (18 feet under hook), makes this an ideal facility for heavy-duty industrial applications. Posted rate is the net lease rate. Operating Costs are approx. \$6.00 p.s.f. for 2025

Built in 1990

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2257650 |
| Price  | \$16     |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.77       |
| Year Built | 1990       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5110 76 Avenue Se |
| Subdivision | Foothills         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 2X2           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 8                    |
| Zoning         | Industrial General   |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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