

# FOR SALE

20,320 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



1105-1121 — 4416 64 AVE SE, Calgary, AB

## FABRICATING BUSINESS & PROPERTY

### Property Highlights

- Over 40 years of experience in the machining industry
- Located in the heart of the Foothills industrial area. Minutes away from Barlow Trail SE, Glenmore Trail SE, and 52nd Street SE
- Large facility with heavy power.
- Over \$2.6 Million in equipment and machinery
- Extensive list of large clients
- Full financials and building appraisal available [with a signed NDA](#)



403.930.8180



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Calgary, AB | T2H 2S3



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## Fabricating Business & Property

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### Property Information

**Municipal Address:** 4416 64 Ave SE, Calgary, Alberta

**Size:** **Office** 2,388 Sq. Ft. (+/-)  
**Mezzanine** 1,800 Sq. Ft. (+/-)  
**Total Building** 20,320 Sq. Ft. (+/-)

**Lot Size:** 0.91 Acres(+/-)

**Zoning:** IG

**Parking:** Ample surface parking

**Power:** 1000 amps 3 Phase

**Ceiling Height:** 20' feet to Joist

**Loading:** (2) 10x10, (4) 12x14, (3) 14x16 | **9 total**

**Possession:** Immediate/negotiable

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**Property Price:** \$4,100,000.00

**Business Price:** \$2,999,000.00

**Taxes:** \$83,000 (2023)

### Contact

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