

# \$1,415,000 - 14, 5610 46 Street Se, Calgary

MLS® #A2177073

**\$1,415,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

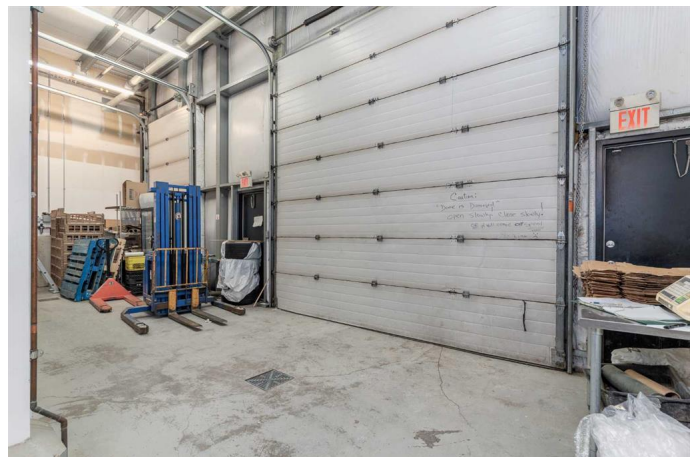
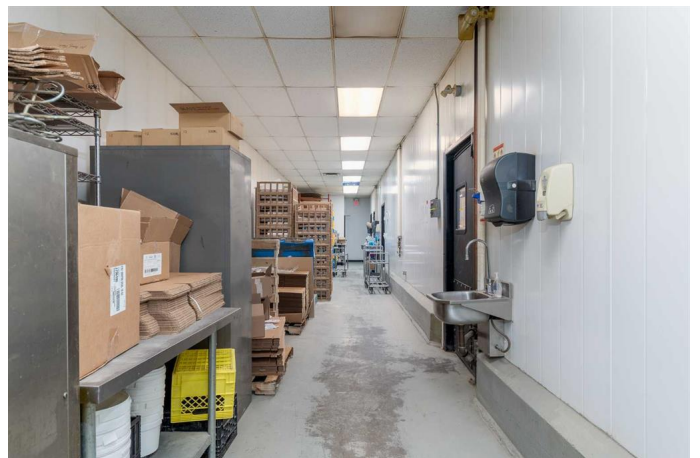
South Foothills., Calgary, Alberta

This exceptional, 4,700+ sq. ft. food manufacturing and food storage facility is equipped to support a wide range of food-related businesses. The property features a dedicated shipping area with two loading doors, including one raised door. Additionally, the site offers a large fenced yard space at the rear of the building. Currently operating as a pasta manufacturing and distribution facility. The building offers significant food business expansion potential. It is already CFIA-compliant, and with the appropriate application, it can be approved for across province and international food production and distribution. Inside, the facility includes about 550 SqFt of Refrigeration divided into a raw freezer, a raw cooler, a standard cooler, and a holding freezers with a large kitchen area as well as packaging area. Additional features include a spacious 3 front offices with windows, a lab room, as well as employee change rooms with lockers for both male and female staff. This is a turnkey opportunity for pasta food production, storage, or distribution business OR expand your business for a facility for Food Catering or Speciality Food Manufacturing.

Built in 2005

## Essential Information

MLS® #	A2177073
Price	\$1,415,000



Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	14, 5610 46 Street Se
Subdivision	South Foothills.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 4P9

### Interior

Heating	Forced Air, Boiler, Make-up Air, See Remarks
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### Exterior

Roof	Flat
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### Additional Information

Date Listed	November 2nd, 2024
Days on Market	168
Zoning	I-G

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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