

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

## \$5,600,000 - 6410 90 Avenue, Calgary

MLS® #E4363475

**\$5,600,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

North Glenmore Park, Calgary, AB

Prime industrial location in the heart of the trucking sector in Calgary. The 15,000 square foot building features an admin area of 3000 sq. ft. 5 offices, 2 washrooms, board room, reception and a staff room. HVAC is forced air and features central AC in office area. The 12,000 sq. ft. shop and features a freight dock with 6-10ft doors and 1-12 ft door. An additional 16x16ft door provides access for truck & Equipment storage. Radiant heat in shop area. Make up air units. A 24x24 cold storage area that serves as tire storage and tool crib. The site is fenced and secured. Yard site is crowned and features great compaction and drainage. Concrete aprons along east side of building. It truly is a turn key opportunity!

Built in 1995

### Essential Information

MLS® #	E4363475
Price	\$5,600,000
Bathrooms	0.00
Acres	0.00
Year Built	1995
Type	Industrial
Status	Active

### Community Information



Address	6410 90 Avenue
Area	Calgary
Subdivision	North Glenmore Park
City	Calgary
County	ALBERTA
Province	AB
Postal Code	T2C 2T3

### **Exterior**

Exterior	Metal Clad, Metal
Construction	Metal Clad, Metal

### **Additional Information**

Date Listed	October 25th, 2023
Days on Market	526
Zoning	Zone C

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 1:47am MDT