

**14, 5610 46 Street SE**  
**Calgary, Alberta**

**MLS # A2231550**



**\$1,590,000**

**Division:** South Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,717 sq.ft.

**Zoning:** I-G

**Heating:** Combination

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** EVERYTHING PRETAINING TO THE BUILDING

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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. The facility's strategic location offers excellent access to major transportation routes, ensuring efficient logistics for both incoming raw materials and outgoing finished products. In addition to its practical features, the building's design and infrastructure comply with modern industry standards, providing a safe and hygienic environment that meets stringent quality control requirements. Investing in this property presents a remarkable opportunity for growth and innovation in the food industry. The extensive space and advanced facilities make it an ideal choice for businesses looking to scale up their operations or diversify their product offerings. Whether you are an established company seeking to expand or a new venture aiming to establish a strong foothold in the market, this facility offers the perfect foundation for success. Seize the chance to elevate your food manufacturing, storage, or distribution capabilities with this outstanding property, and position your business at the forefront of the industry.