

\$16 - 9415 48 Street Se, Calgary

MLS® #A2266835

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

South Foothills., Calgary, Alberta

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 3.36-acre property offers excellent access for industrial and commercial operations. The fully serviced site is gravelled with an asphalted front area, zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls.

The 20,580 sq. ft. manufacturing building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft — 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility.

Included is a 5,680 sq. ft. two-storey, air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system. Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—this facility is available for long-term lease, with or without equipment. The owner is flexible and willing to retain some upstairs offices if not required. Additionally, the owner is open to entertaining the sale of the current business.



Do not contact the owner or employees directly. A confidentiality agreement is required.

Built in 2006

Essential Information

MLS® #	A2266835
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9415 48 Street Se
Subdivision	South Foothills.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2R1

Interior

Heating	Natural Gas
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Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding, See Remarks
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	October 27th, 2025
Days on Market	16
Zoning	I-G

Listing Details

Listing Office	RE/MAX Landan Real Estate
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