



15,955 sf
Building

0.68 ac
Land

INDUSTRIAL BUILDING WITH OPTIONAL BUSINESS FOR SALE

**3003 and 3001 11th Street SE
Calgary**



12'x14' int. dock
12'x12' dock
9'x10' drive-in



2 services –
600A/600V
each (TBV)



16'
Clear
height



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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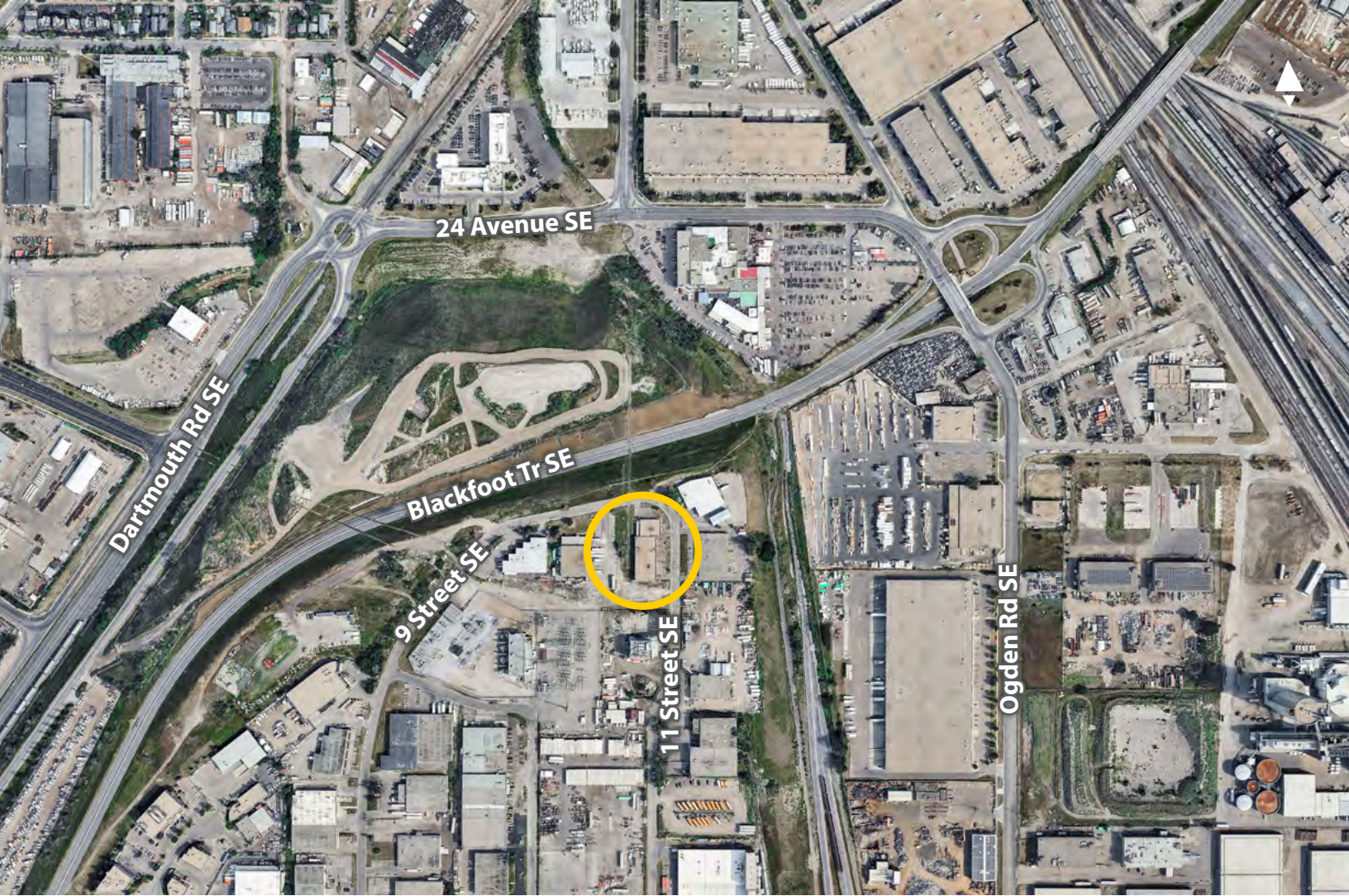
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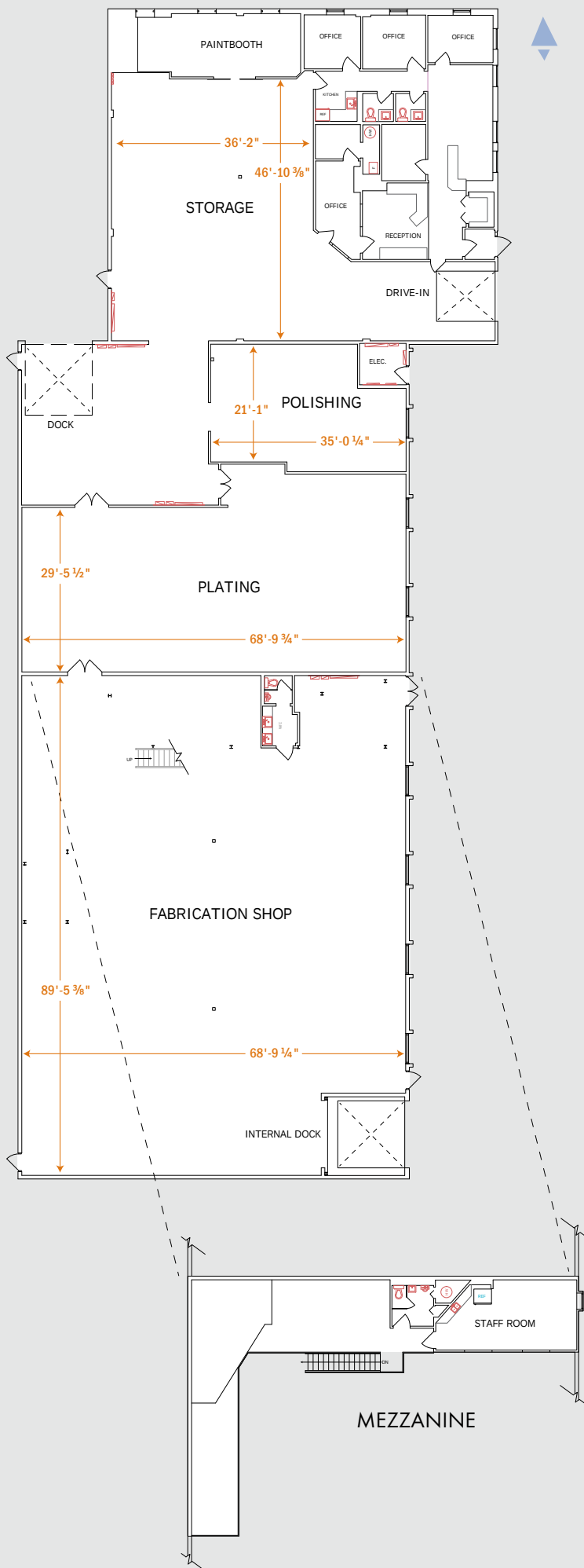


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PROPERTY INFORMATION

ADDRESS: 3003 and 3001 11th Street SE, Calgary

DISTRICT: Highfield Industrial

ZONING: I-G (Industrial - General)

SITE AREA: 0.68 ac (29,424 sq.ft.)

BUILDING AREA:

14,672 sq.ft. – main floor

1,282 sq. ft. – steel mezzanine with kitchen/staff room/office and washroom

TOTAL: 15,955 sq. ft.

YEAR BUILT: 1966, 1977 (addition)

SPACE USE: Shop/ warehouse with front office

WAREHOUSE CLEAR HEIGHT: 16'

LOADING: • 1 (12' x 12') dock,
• 1 (12' x 14') internal dock,
• 1 (9' x 10') drive-in

POWER: 2 separate 600A; 600V services (TBV)

AIR MAKE-UP: 2 separate units (TBV)

FINANCIAL INFORMATION

PROPERTY TAXES: \$52,388.64 (2025)

ASKING PRICE: Buyers may choose to purchase the property alone or as a complete package with the well-established ongoing business operation (Valley Metal):

\$2,700,000 – real estate only

\$2,950,000 – real estate plus business operation

BUSINESS OPERATION

Valley Metal Ltd., established in 1965, is a family-owned business specializing in custom metalwork. They offer services such as welding, metal fabrication, electroplating, polishing, and powder coating.

Their work spans various sectors, including architectural, residential, and hospitality industries.

Valley Metal Ltd. is known for delivering quality craftsmanship and personalized service, handling projects ranging from custom railings to restaurant fixtures.

**VALLEY
METAL**

LINCOLN
ELECTRIC





FABRICATION SHOP



INTERNAL DOCK LOADING



STAFF ROOM (MEZZANINE)





DRIVE-IN



PAINT BOOTH



PLATING



POLISHING



FRONT OFFICE





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