

# Industrial For Sale

## 5544 1a Street SW

**PRESTIGE**  
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**Rethinking Commercial Real Estate**



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**Rob Johnstone**, Associate

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## Site Information

<b>Subdivision:</b>	Manchester
<b>Zoning:</b>	I-R (Industrial Redevelopment)
<b>Legal:</b>	Plan 5454AC, Block 16, Lot 1-4
<b>Year Built:</b>	1972
<b>Lot Size :</b>	0.29 Acres (12,507.66 SqFt)
<b>Building Size:</b>	2,984± SqFt
<b>Sale Price:</b>	\$1,690,000.00
<b>Taxes:</b>	\$13,266.95 (2023)
<b>Parking:</b>	12 stalls plus street parking
<b>Availability:</b>	February 2024, Negotiable

- Light industrial (or future redesignation) opportunity close to downtown, major arteries and amenities.
- This freestanding building is on a 12,000 SqFt end corner lot that has street access from three sides.
- With a 5,000 SqFt secure fenced storage yard.
- Adjacent and near-by land uses include retail, office, multi-family and medical. There is a park with a children's play area just across the street.
- The current use is an automotive service and repair business and there has been considerable development and use reclassification in the area.
- Sale includes a substantial amount of service equipment included.
- This is a prime development property that offers a turn-key opportunity for an owner/user or to lease the lot and building to help carry until DP approval.

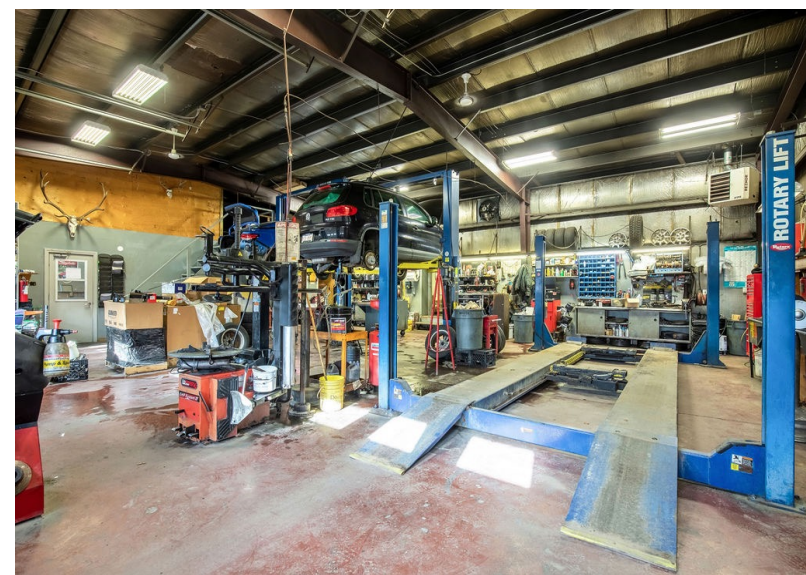
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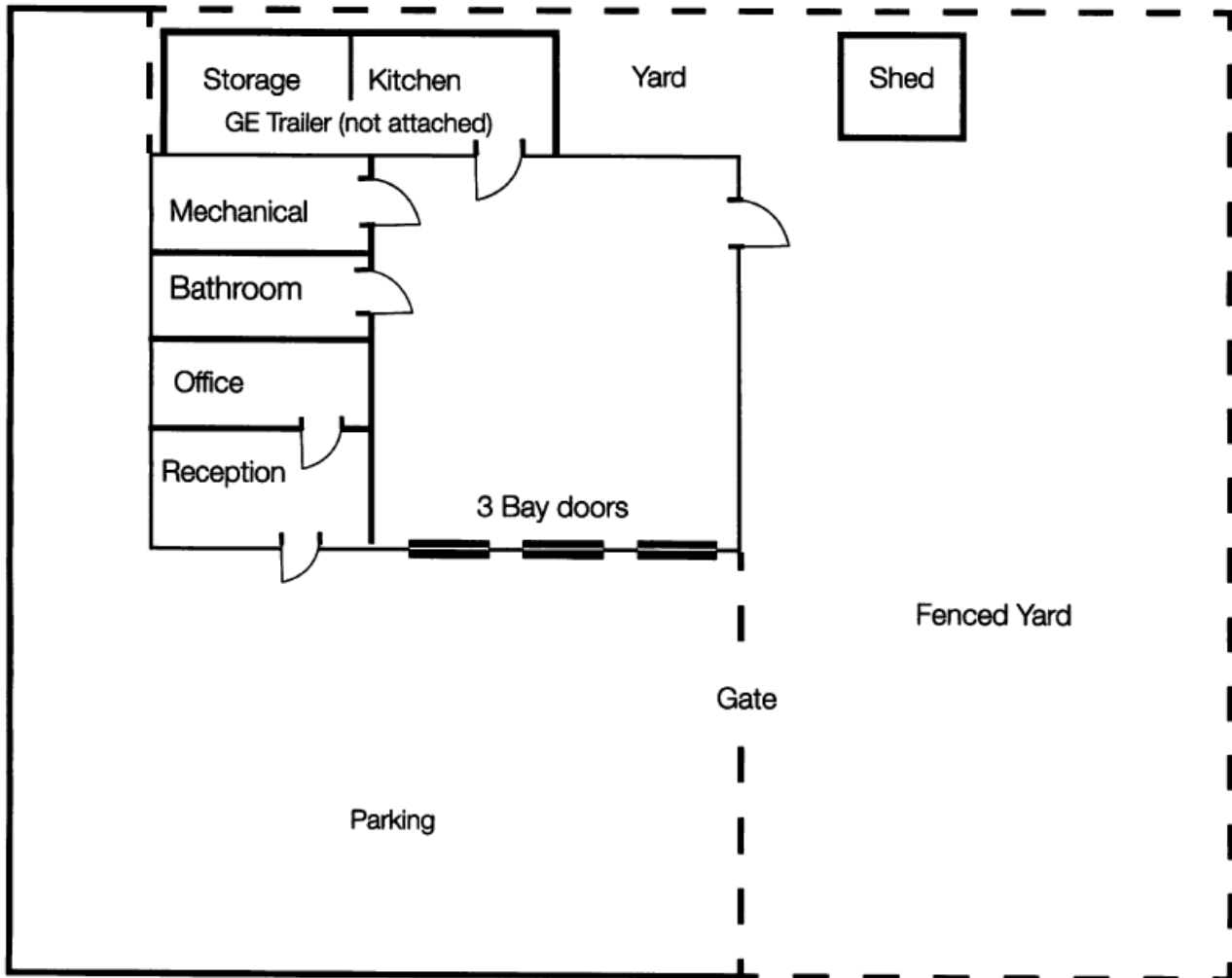
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## Floor Plan

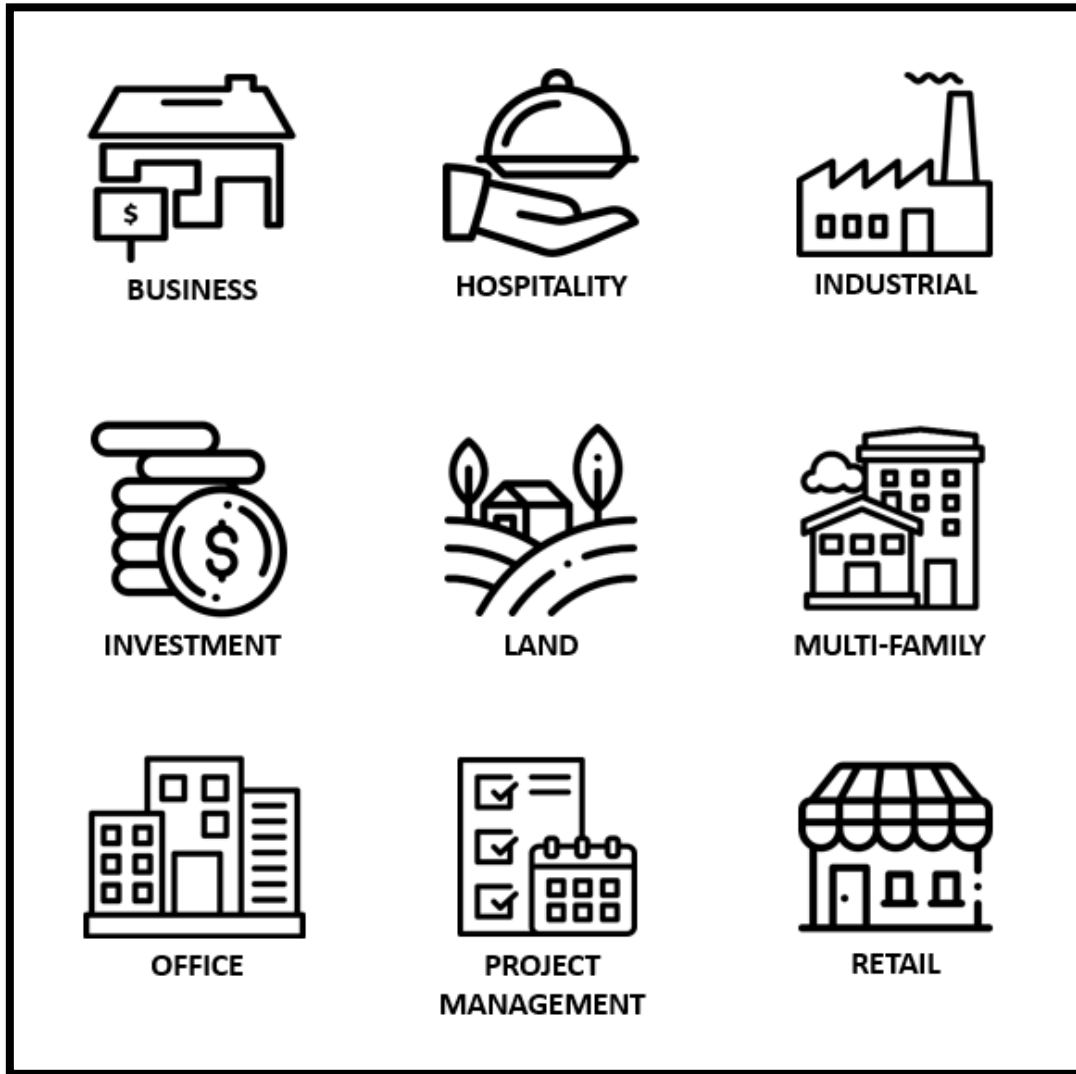


*Floor plans may not be exactly as illustrated and are subject to change.*

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