

# Industrial For Sale

## 5544 1a Street SW

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
COMMERCIAL®

**Rethinking Commercial Real Estate**



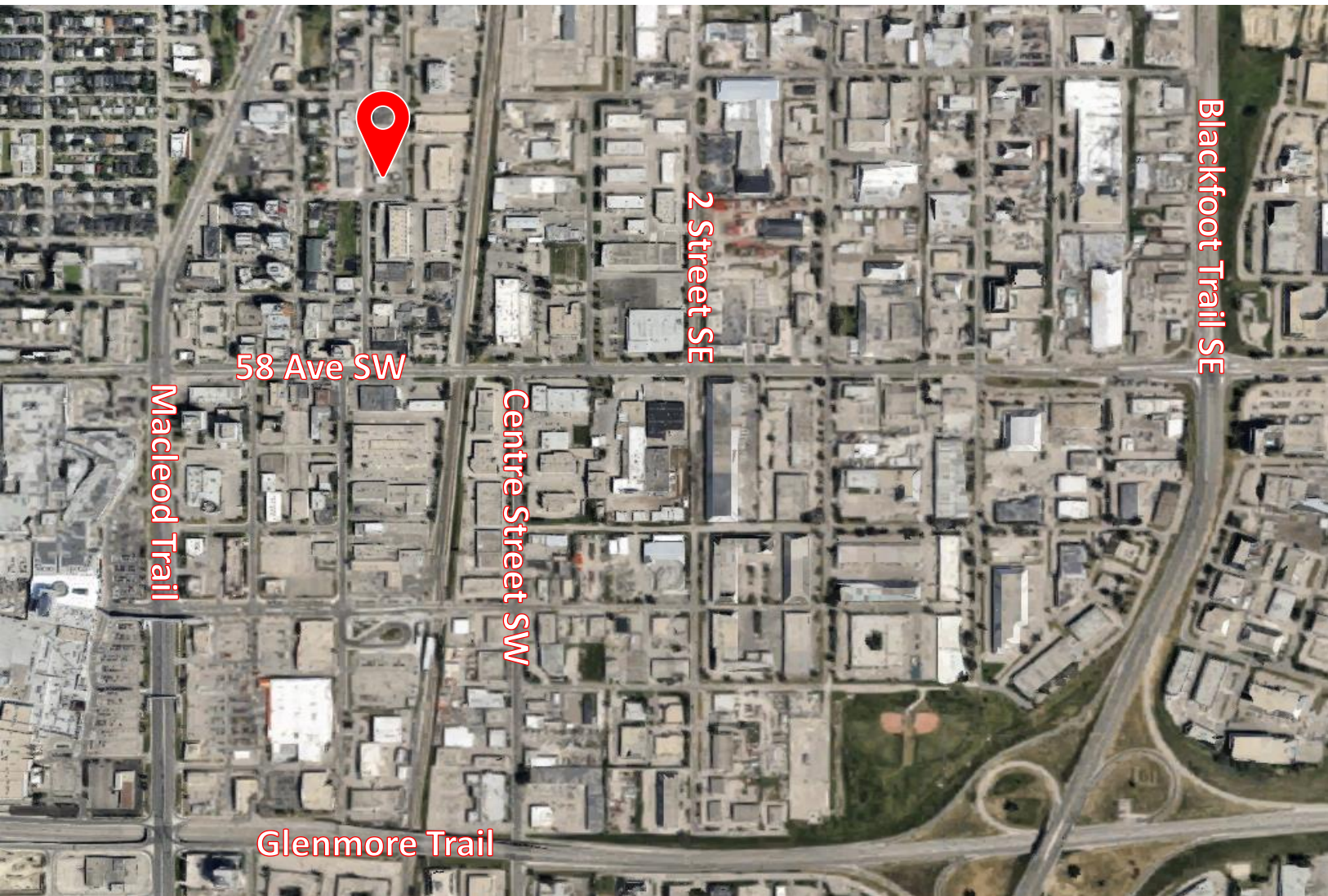
This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy of such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

**Rob Johnstone**, Associate

**403-809-6026**

rob@prestigecommercial.ca

# 5544 1a Street SW



## 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>	\$1,750,000.00
<b>Taxes:</b>	\$13,266.95 (2023)
<b>Parking:</b>	12 stalls plus street parking
<b>Availability:</b>	Negotiable

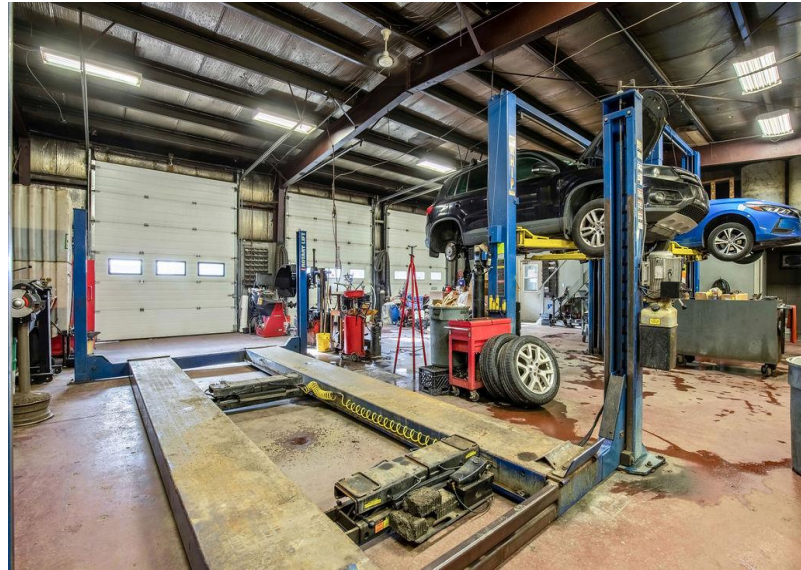
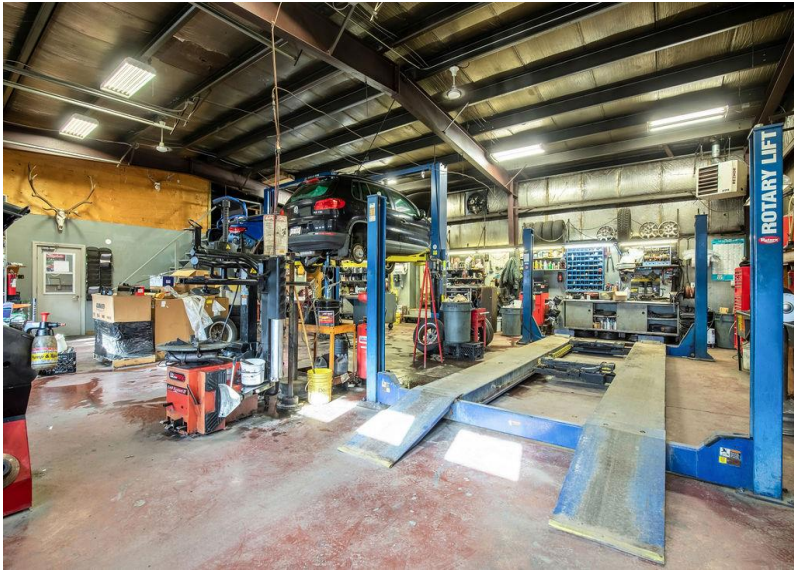
- Light industrial (or future redesignation) opportunity close to downtown, major arteries and amenities.
- This freestanding building is on a 12,000 SqFt end corner lot that has street access from three sides.
- With a 5,000 SqFt secure fenced storage yard.
- Adjacent and near-by land uses include retail, 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.

**Rob Johnstone,** Associate

**403-809-6026**

rob@prestigecommercial.ca

# 5544 1a Street SW



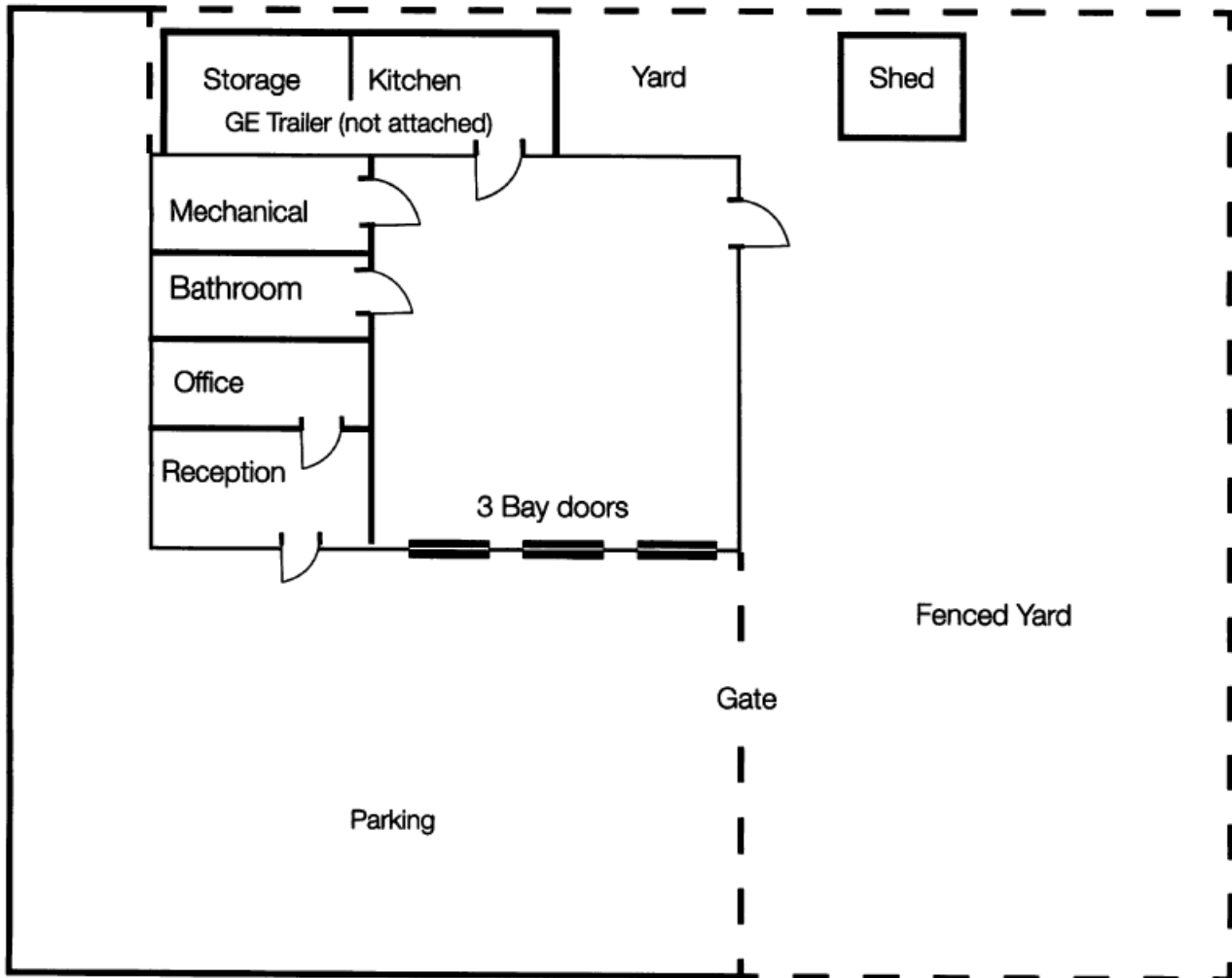
**Rob Johnstone**, Associate

**403-809-6026**

[rob@prestigecommercial.ca](mailto:rob@prestigecommercial.ca)

# 5544 1a Street SW

## Floor Plan



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

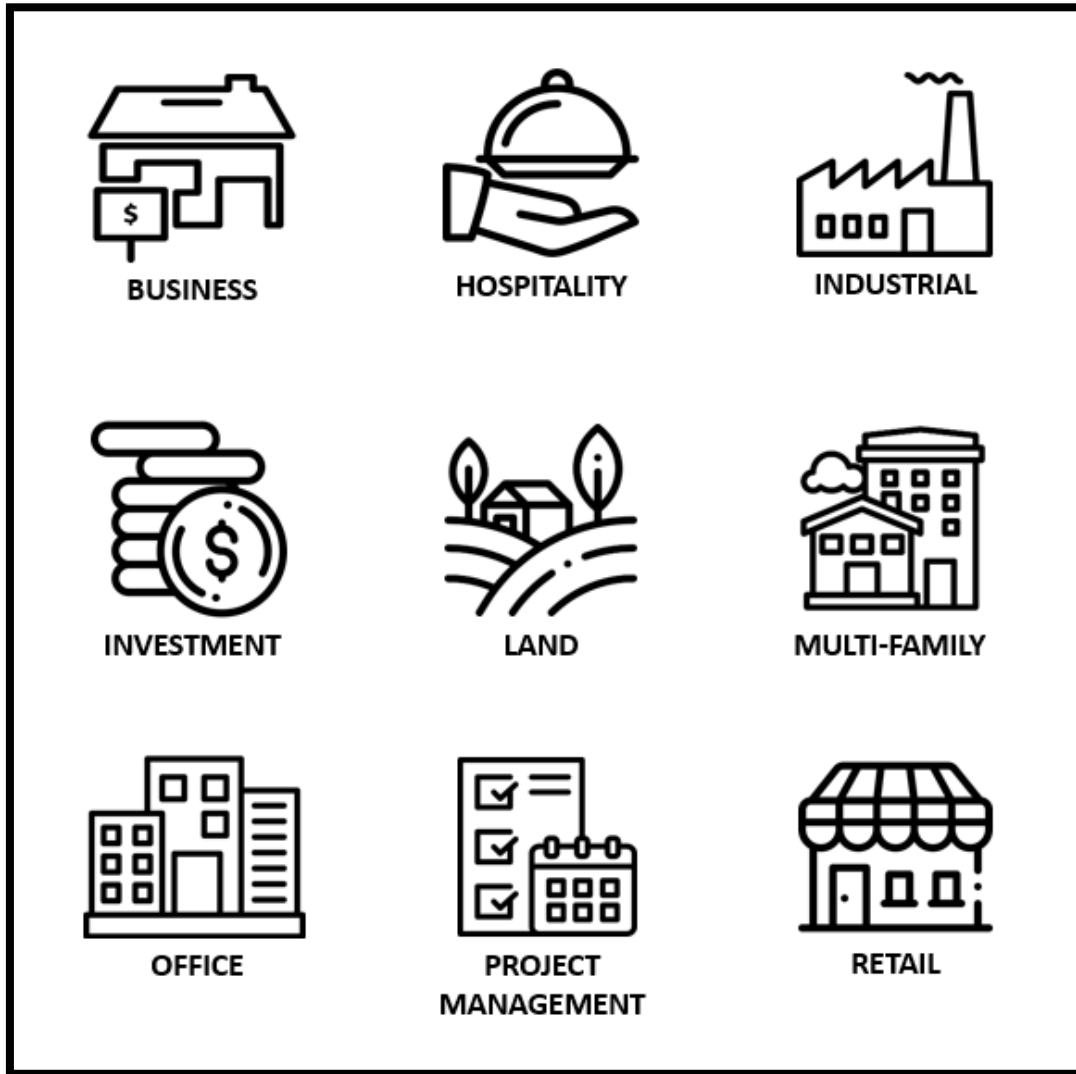
**Rob Johnstone**, Associate

**403-809-6026**

rob@prestigecommercial.ca

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
COMMERCIAL®



**RE/MAX**  
Complete Realty

**11450 – 29<sup>th</sup> Street SE, Unit 201**  
**Calgary, Alberta T2Z 3V5**

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

**Rob Johnstone,** Associate

**403-809-6026**

rob@prestigecommercial.ca