

FOR SALE

5718 - 1A Street SW, Unit 115

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Rethinking Commercial Real Estate



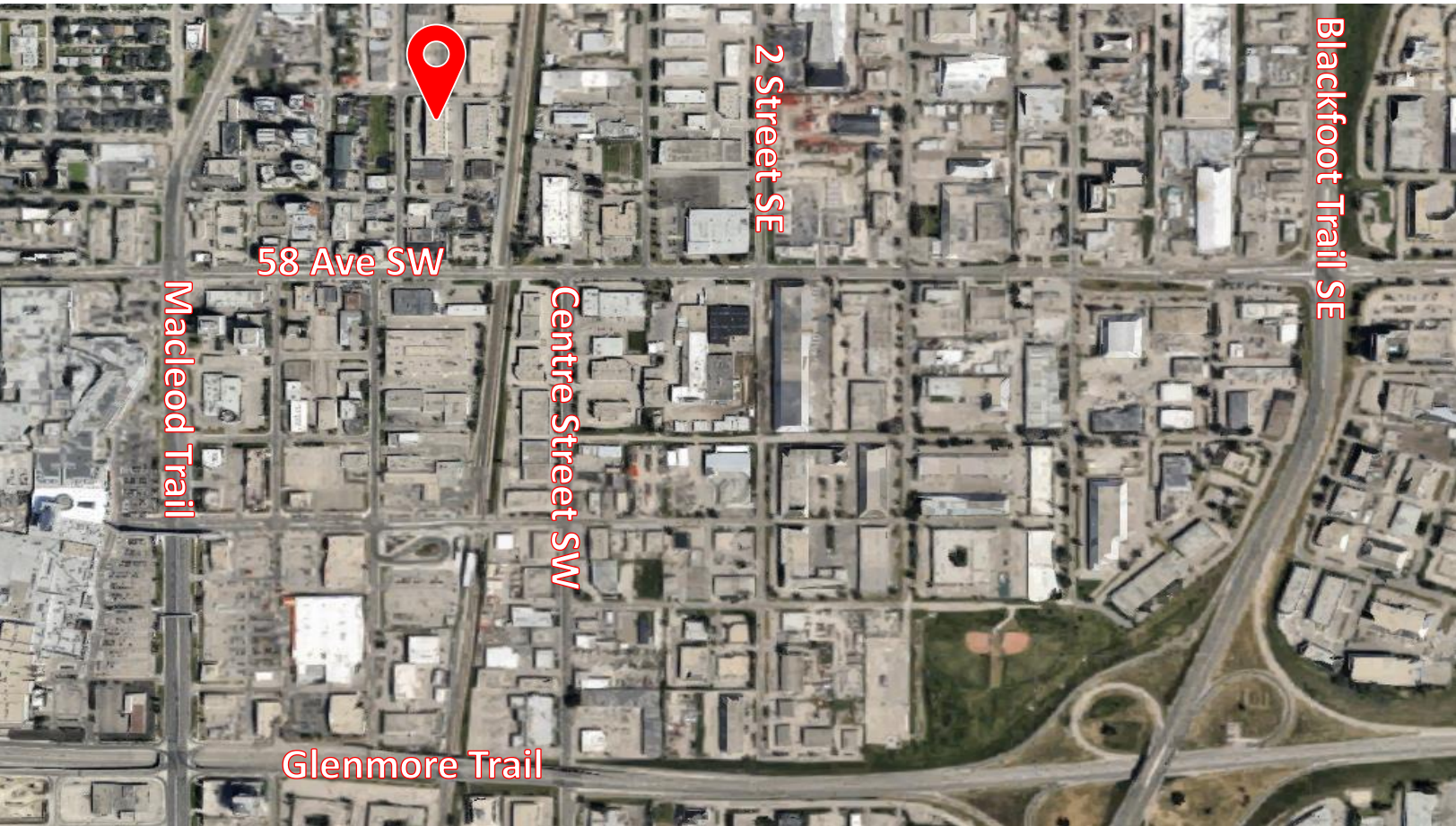
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Kimberly Kimball, Senior Associate

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Address: 5718 - 1A St SW, Units 115 & 116

Building Name: Manchester Industrial Park

Zoning: I-G (Industrial – General)

Subdivision: Manchester

Legal Description: Condo Plan: 0410501, Units 8 and 15

Year Built: 2004 / Full Upgrade: 2020

1st Floor Size: 2,400± SqFt.

2nd Floor Size: 2,200± SqFt.

Total Size: 4,600± SqFt.

Condo Fee: \$841/Month (2024)

Taxes: \$16,854.11 or \$3.66/SqFt (2023)

Sale Price: \$1,499,000. (\$326/SqFt)

Possession Date: 30 Days/Negotiable

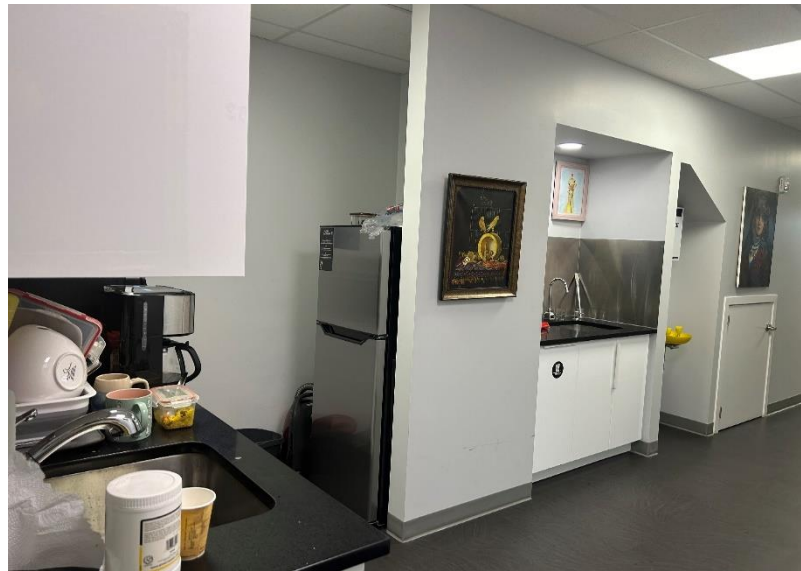
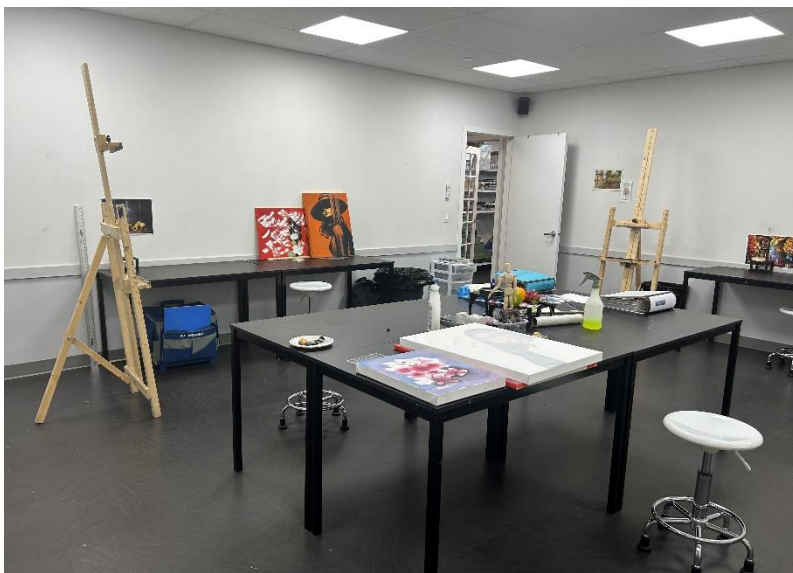
- Professionally managed building, currently approved for Office, Instructional, Retail and Entertainment use.
- The main floor consists of a showroom, 3 large classrooms, 1 bathroom, kitchen area, and storage with grade level loading door.
- There are 4 large classrooms, 1 office, 2 bathrooms, plus front & rear stairwells on the 2nd floor.
- High-quality improvements throughout and significant upgrades to the mechanical systems with additional makeup air unit. Seller has spent approx. \$550,000 in upgrades.
- City approved up to 60 people currently (tbv).
- Playground directly across the street.
- Parking includes a mix of assigned stalls, visitor stalls, and street parking.
- Centrally located with easy access to Macleod Trail and Blackfoot Trail.
- Close to Chinook Shopping Centre and LRT.

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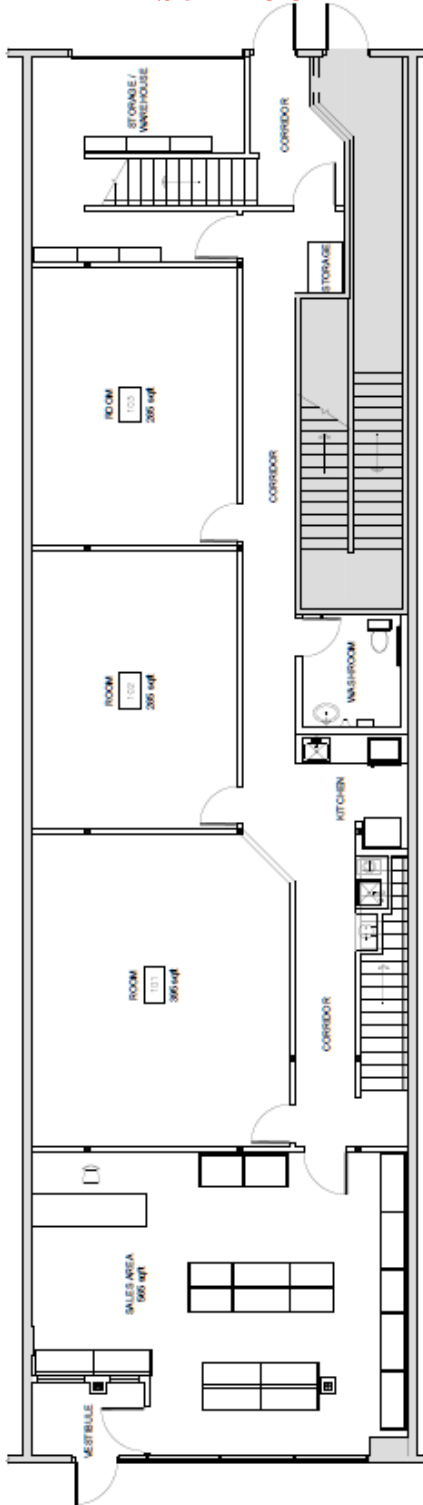


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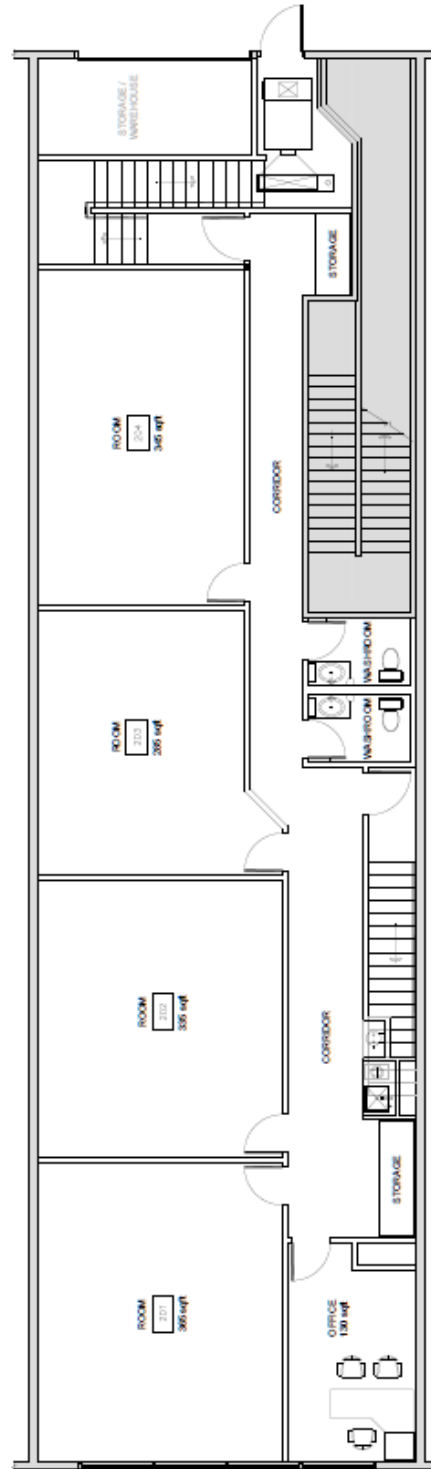
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FLOOR PLAN

First Floor



Second Floor



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

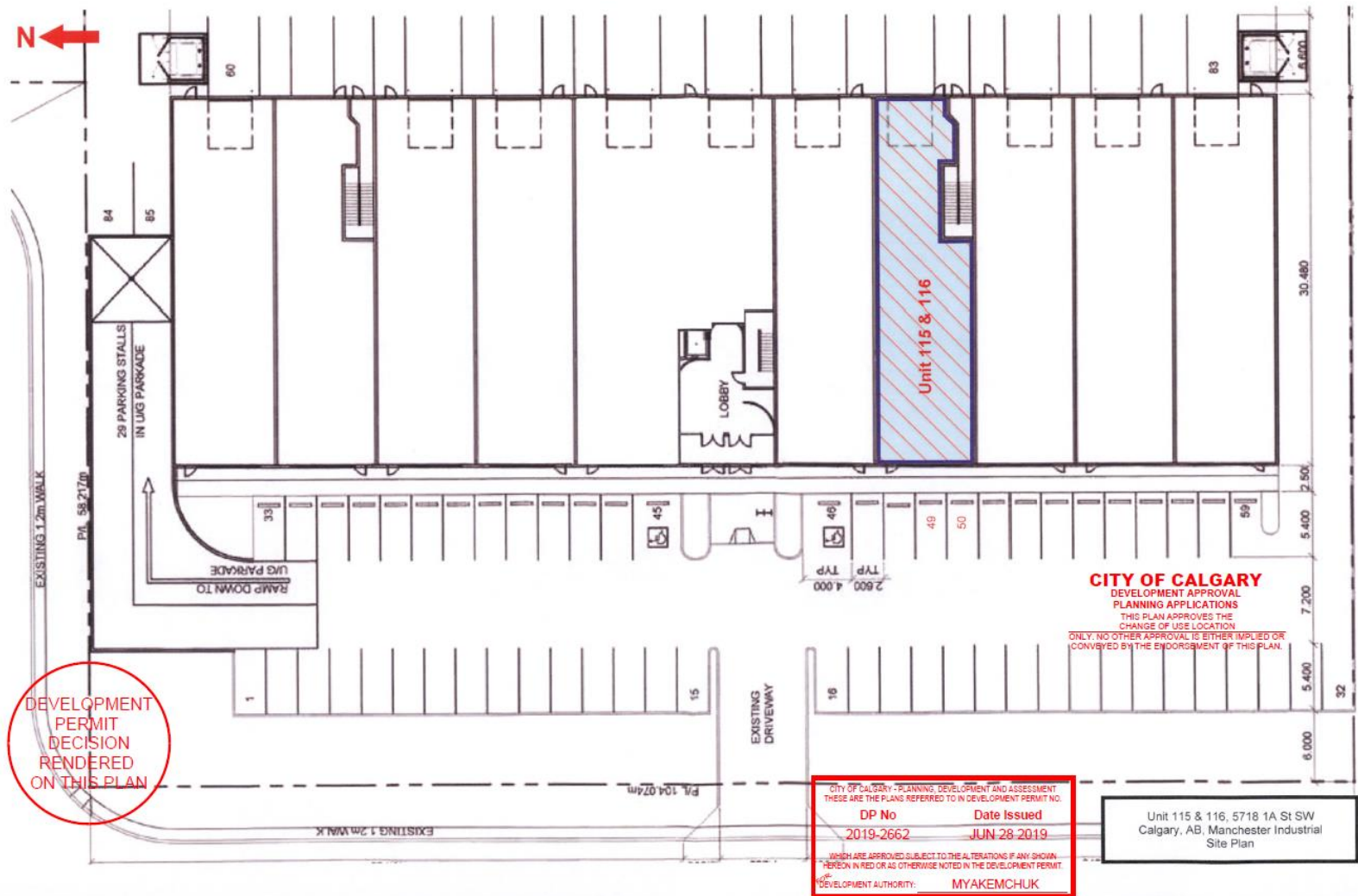
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Site Plan

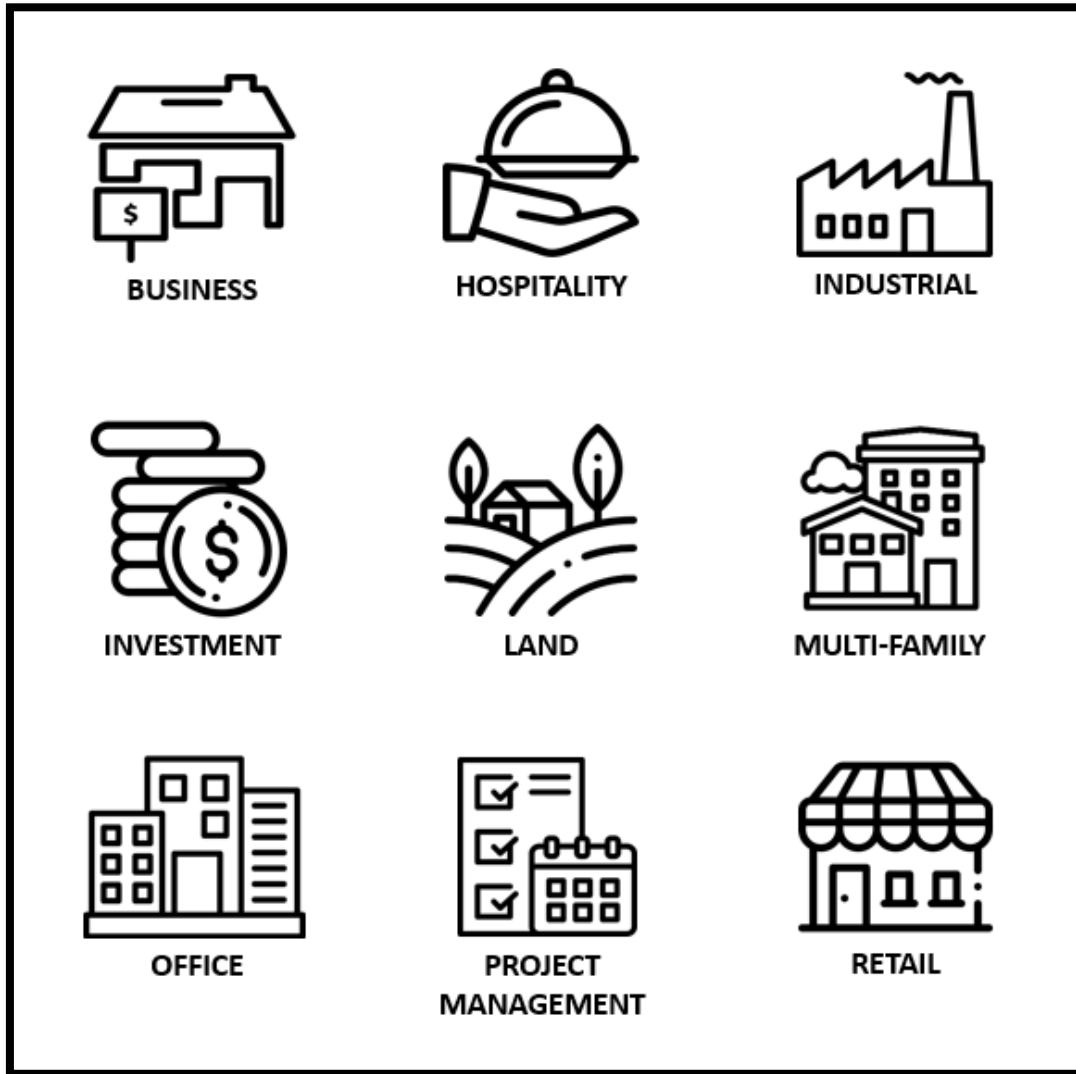


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11450 – 29th Street SE, Unit 201, Calgary, Alberta T2Z 3V5

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