

FOR SALE

5718 - 1A Street SW, Unit 115

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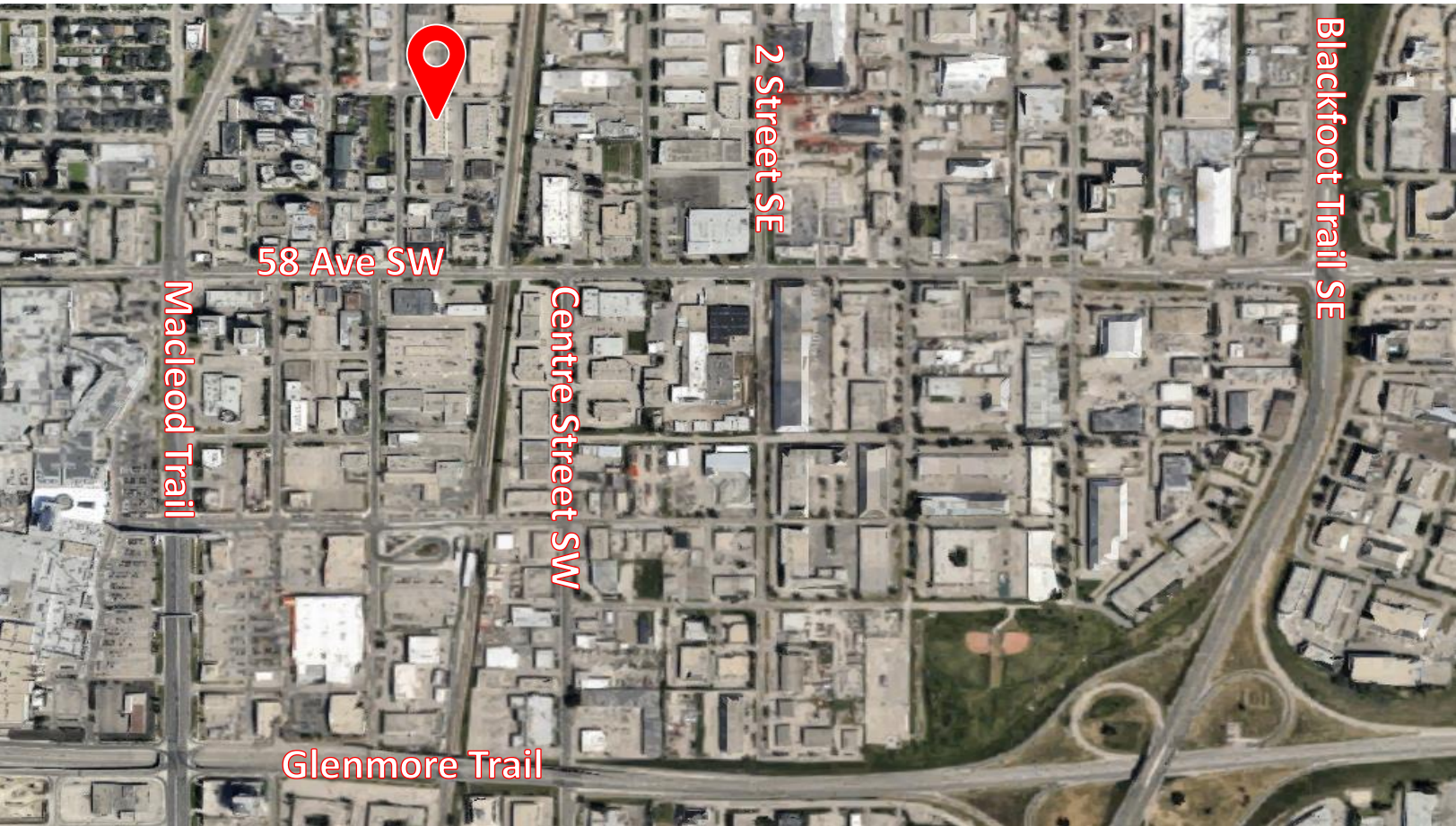
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Kimberly Kimball, Senior Associate

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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. \$1,400,000. (\$304/SqFt)
Possession Date:	30 Days/Negotiable

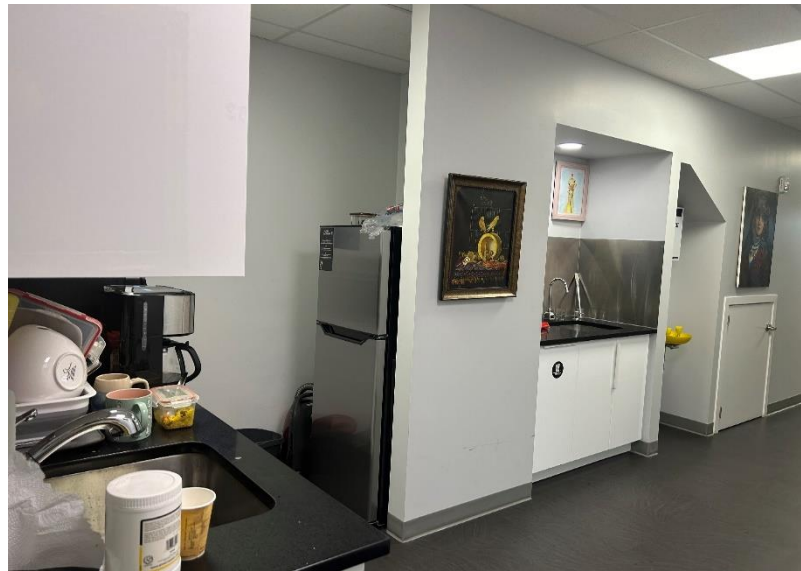
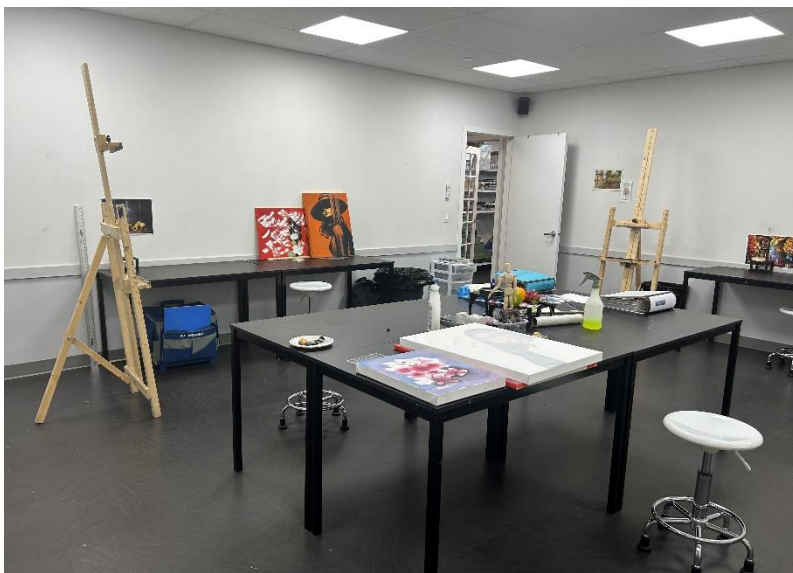
- Professionally managed building, currently approved for Office, Instructional, Retail and Entertainment use.
- The main floor consists of a showroom, 3 large classrooms, 1 bathroom, kitchen area, and storage with grade level loading door.
- There are 4 large classrooms, 1 office, 2 bathrooms, plus 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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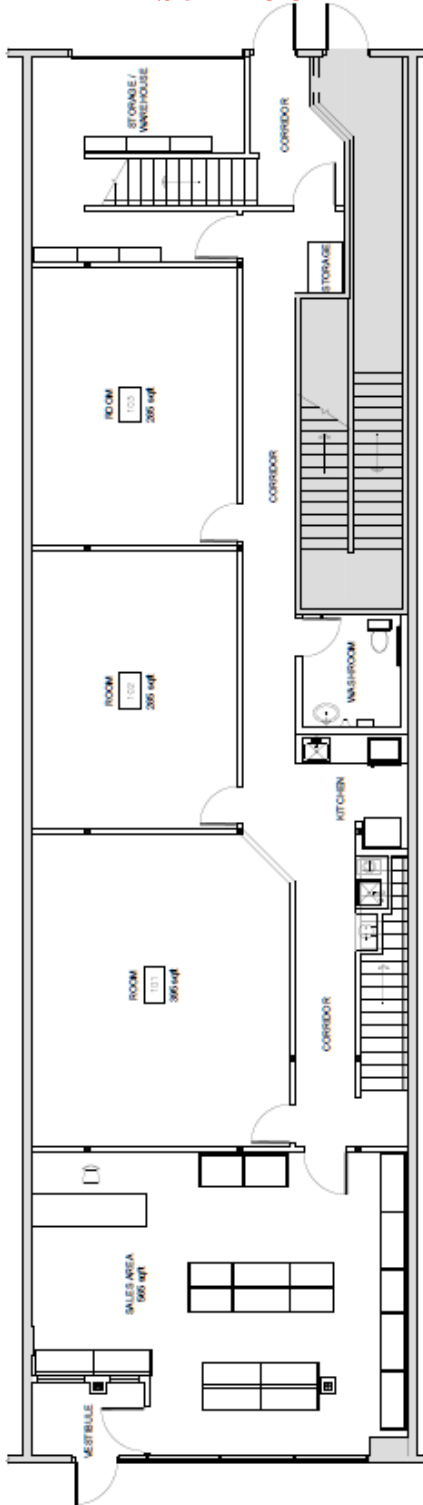
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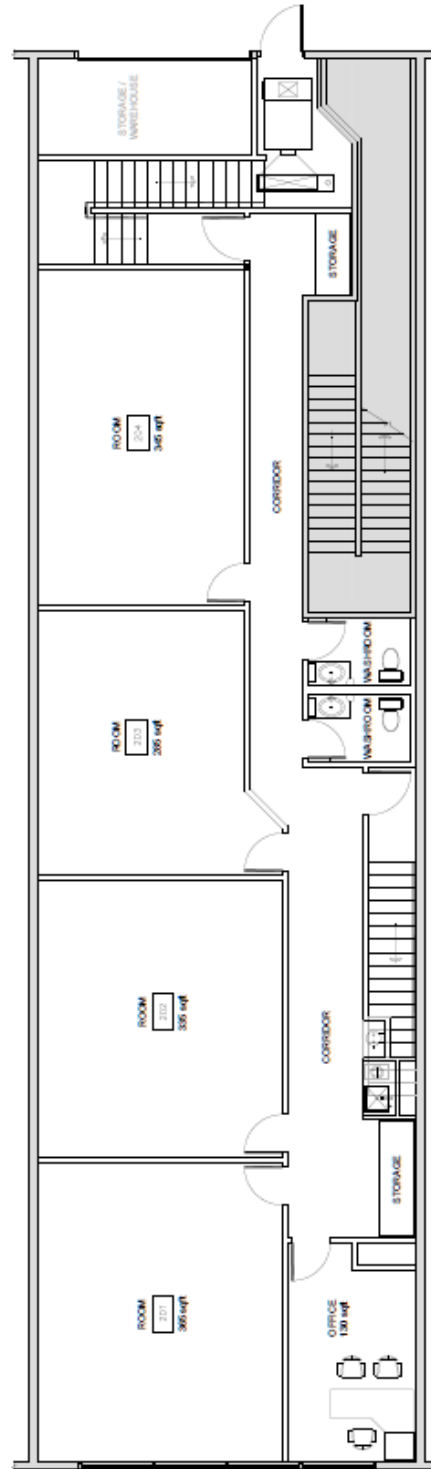
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FLOOR PLAN

First Floor



Second Floor



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

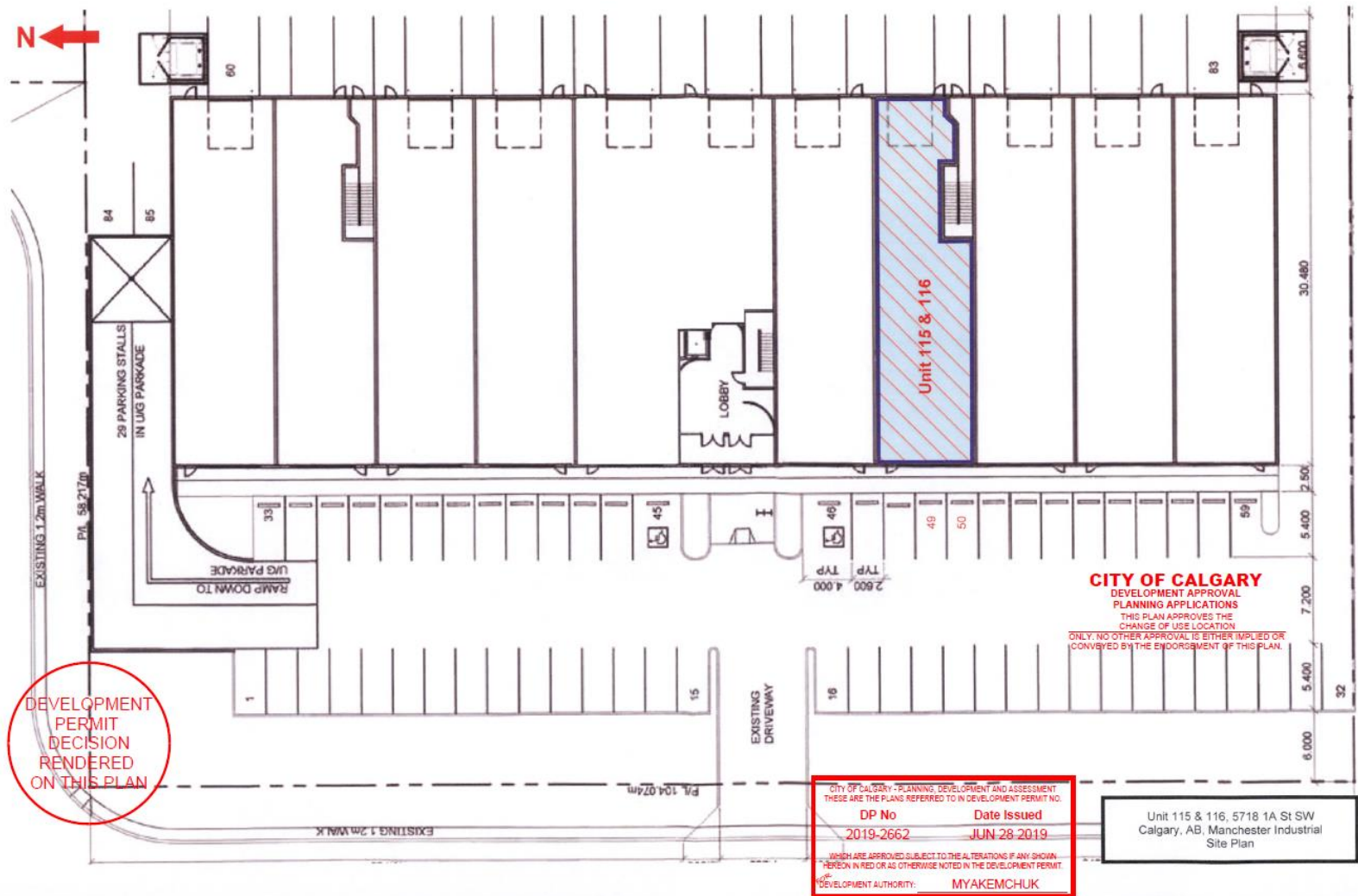
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Site Plan

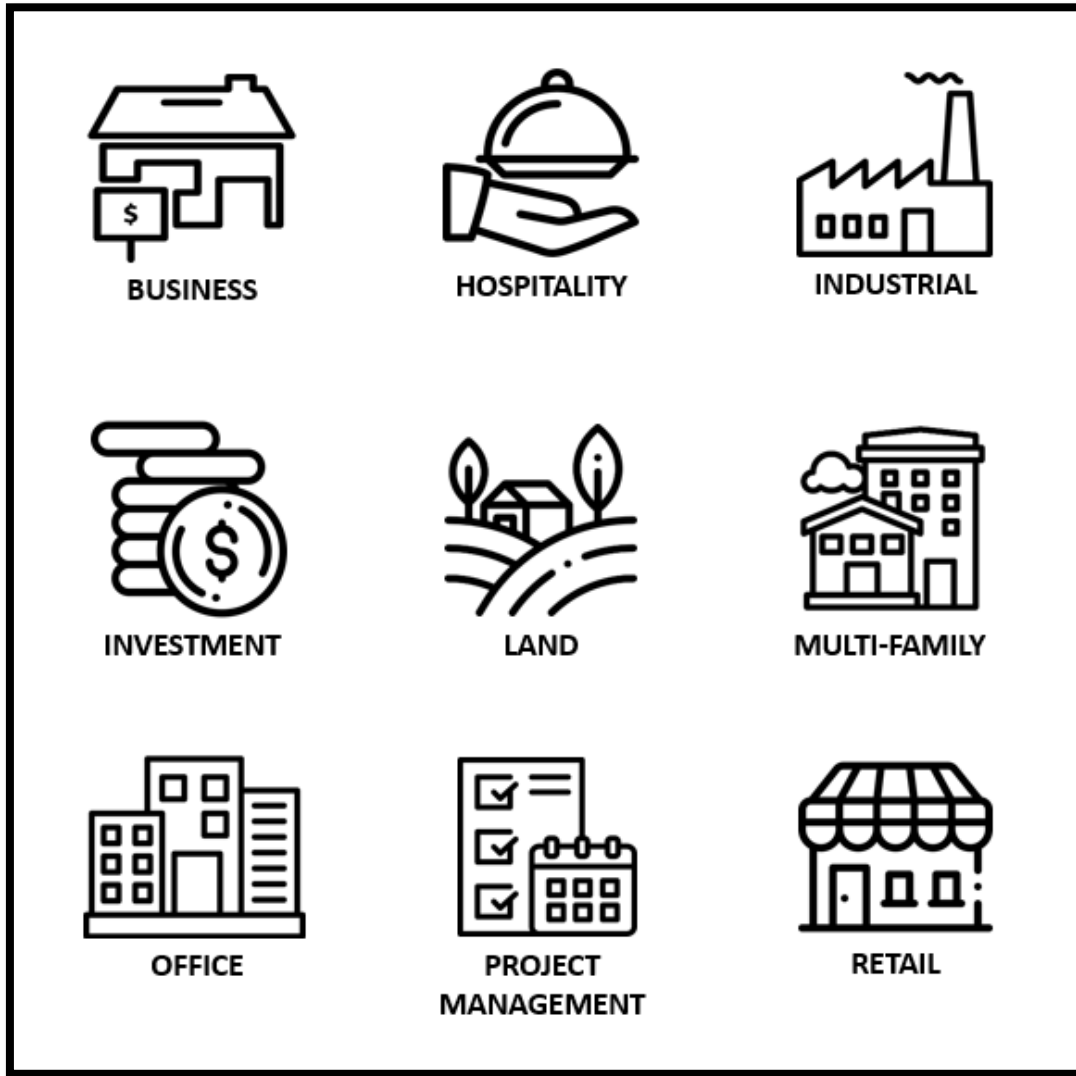


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11450 – 29th Street SE, Unit 201, Calgary, Alberta T2Z 3V5

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