

115 & 116, 5718 1A Street SW
Calgary, Alberta

MLS # A2120324



\$1,400,000

Division: Manchester

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,600 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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.