

216 50 Avenue SE
Calgary, Alberta

MLS # A2132307



\$2,250,000

Division: Manchester Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,540 sq.ft.

Zoning: IG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.48 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

8,540 Sq. Ft. (+/-) industrial warehouse building with yard on 0.48 Acres located in the Calgary community of Manchester Industrial. Building has 400 AMP service and a 10' x 10' overhead drive in door with the ability to add additional overhead doors. This property is in an excellent south central location with quick access to Blackfoot Trail, downtown Calgary via Macleod Trail and just a short distance from Chinook Centre and Calgary Transit Stations (Chinook & 39th Avenue Station). Not to mention this property is just a stones through away from the Calgary Barley Belt… the local amenities in the Manchester area can’t be beat! This building would be well suited for a number of different uses from contractor shop and office, an instructional use facility for sports and training, or another light industrial use. Alternatively this building/site could accommodate an alteration/addition to the existing building or a redevelopment opportunity in the sought after South Central community of Manchester. The owner will consider short term leases of 6 months – 1 year with termination clause in case of a sale.