

113,114, 5718 1A Street SW
Calgary, Alberta

MLS # A2152331



\$830,000

Division: Manchester

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,771 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

Welcome to your newest light industrial condo. The location of this property is hard to beat. Located a mere 5 minutes to Chinook Mall, 3 minutes to the Chinook C-train station and easy access to the major thoroughfares like Macleod, Blackfoot and Glenmore Trail. Whether you're looking for a space for your growing business or an investment to lease to a new tenant you have a wide array of options. The opportunities are endless for the types of businesses you can have here and include Office, Industrial, Retail and Entertainment use. The front reception area consists of a meeting room, a waiting area and an office. This can easily be converted to the layout of your style once the property is yours. The warehouse boasts a 254" ceiling height to the rafters and a 142"H x 66"W overhead, drive-in style door. Here are the uses that are not allowed in the units, as per the restrictions: Service stations. Motor vehicle repairs (excluding minor repairs like auto glass repair/replacement and auto detailing). Operations that produce or emit smoke, odors, noise, or vibration. Operations that require excessive vehicular parking. Millshops (for units numbered 1 through 39). Welding shops (excluding ornamental welding involving arc or acetylene welding, for units numbered 1 through 39). Retail business operations (for units numbered 23 through 39). Storage outside any building in the project. Use of units as a car wash, exercise studio, or retail grocery store.