

**5544 1A Street SW
Calgary, Alberta**

MLS # A2154852



\$1,780,000

Division: Manchester

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 32,120 sq.ft.

Zoning: I-R

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.29 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Ready to sell for an owner/user. Prime automotive or other business location. Buyer sourced financing now available. This is also a perfect opportunity as a development parcel with a variety of uses. It's just a couple of blocks off of McLeod Trail, close to Chinook Mall and the LRT Station. There is also a kid's park and play ground just across the street. This would make an ideal location for a day care. Potentially main level retail with upper day care and a roof-top play area?? This unique development property is a 12,500 sq ft end corner lot that has street access from three sides. It is zoned Industrial Redevelopment (I-R) and is within the Manchester Redevelopment Plan area. Adjacent and near-by land uses include retail, office, multi-family and medical. There has been considerable development and use reclassification in the area. Currently there is a free standing building with an automotive repair business. There are 12 onsite parking stalls plus lots of street parking. In addition there is a 5000 sq ft secure fenced storage yard. The current owner/user may leave the business name and phone number with sale. Service equipment maybe included. This is a prime development property and/or a "close in" owner-user opportunity. If planning a development then the lot and building could be leased to help carry while waiting for approvals.