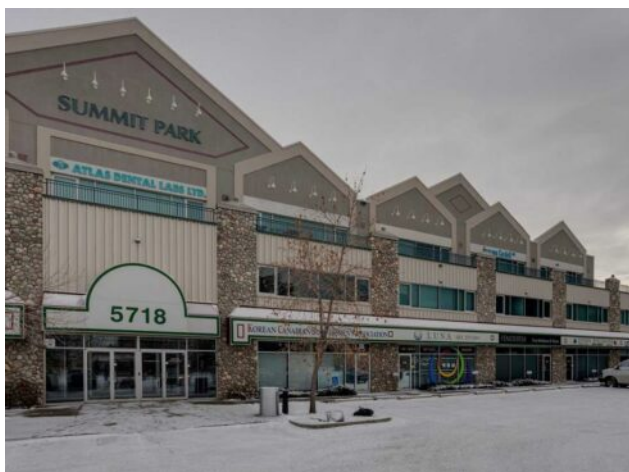


117, 5718 1A Street SW
Calgary, Alberta

MLS # A2192296



\$1,100,000

Division: Manchester

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,797 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

Discover an exceptional opportunity to own a commercial condominium at Unit #117, 5718 1A Street SW, in the desirable Commercial Summit Park Complex in Southwest Calgary. Presented by Paramount Real Estate, this premier space is ideally suited for businesses seeking flexible layouts and superior accessibility. The property features convenient and abundant parking with two reserved surface stalls at the front of the retail space and two additional stalls at the rear, adjacent to the warehouse entrance, ensuring ease of access for staff and clients. Additional visitor parking is first come, first serve for clients in front of the building. The main floor offers a fully finished layout designed for efficiency and functionality. It includes a modern showroom, a professional boardroom, a built-in kitchen space, multiple private offices, a dedicated storage room, and an expansive warehouse equipped with a drive-in overhead door for streamlined logistics. The second floor presents a partially finished space, ready for customization to meet your business requirements. Strategically positioned with immediate access to Macleod Trail and seamless connectivity to Glenmore Trail and Deerfoot Trail, this property is just minutes from Calgary's Downtown Core. Its proximity to premium amenities such as CF Chinook Centre and the Calgary Transit LRT further enhances its maximum visibility and convenience for your operations.