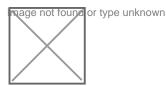


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5990 51 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

24310

MLS ID: A2111502

\$3,595,000



△ MARK BIZEK

U CDN Global Advisors Ltd.

403-531-4336

5990 51 Street SE, Calgary , Alberta t2c4m9

Title **Days On Market Transaction Type**

For Sale Fee Simple 182

Building Type Zoning Subdivision Free-

Foothills I-G Standing, Manufacturing, Warehouse

Year Built Structure Type **Property Type** 1999 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 8210105 11300.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

42253

1049.80

Roof Footprint (Sq. Ft.) **Construction Type** 11300 Metal Frame, Metal Siding Metal

Reports Inclusions Restrictions

Environmental Phase 1, Environmental Call Lister N/A Phase 2, Leases, Title

0.97

11,300 SF freestanding building on 0.97 acres. Tenant's lease expires March 31, 2025 (one 3 year option to renew at market). Rare single tenant investment property. Tenant may be willing to relocate for owner-user. Office newly renovated including new kitchenette and carpet. Exposure onto 52 Street SE. Close proximity to 61 Avenue SE, 52 Street SE, Glenmore trail SE, Deerfoot Trail SE, and the Ring Road (Stoney Trail SE)

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