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## 5990 51 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
24310


**MLS ID:**  
A2111502

**\$3,595,000**



 **MARK BIZEK**

 CDN Global Advisors Ltd.  
 403-531-4336

 5990 51 Street SE, Calgary , Alberta t2c4m9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 182
<b>Zoning</b> I-G	<b>Subdivision</b> Foothills	<b>Building Type</b> Free- Standing,Manufacturing,Warehouse
<b>Year Built</b> 1999	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8210105	<b>Building Area (Sq. Ft.)</b> 11300.00
<b>Building Area (Sq. M.)</b> 1049.80	<b>Lot Size (Sq. Ft.)</b> 42253	<b>Lot Size (Acres)</b> 0.97
<b>Footprint (Sq. Ft.)</b> 11300	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Environmental Phase 1,Environmental Phase 2,Leases,Title

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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