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## 115 & 116, 5718 1A STREET SW FOR SALE

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Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
24846


**MLS ID:**  
A2120324

**\$1,400,000**



 **KIMBERLY KIMBALL**  
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 403-930-8555

 115 & 116, 5718 1A Street SW, Calgary, Alberta T2H 0E8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 144
<b>Zoning</b> I-G	<b>Subdivision</b> Manchester	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2004	<b>Structure Type</b> Flex	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0410501	<b>Building Area (Sq. Ft.)</b> 4600.00
<b>Building Area (Sq. M.)</b> 427.35	<b>Footprint (Sq. Ft.)</b> 2400	<b>Parking</b> 2
<b>Cooling</b> Other	<b>Commercial Amenities</b> Storefront	<b>Access to Property</b> Accessible to Major Traffic Route, Major Shopping Nearby, Paved Road, Public Transportation Nearby
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans, Other Documents

Professionally managed building, currently approved for Office, Instructional, Retail and Entertainment use. The main floor consists of a showroom, 3 large classrooms, 1 bathroom, kitchen area, and storage with grade level loading door. There are 4 large classrooms, 1 office, 2 bathrooms, plus front & rear stairwells on the 2nd floor. High-quality improvements throughout and significant upgrades to the mechanical systems with additional makeup air unit. Seller has spent approx. \$550,000 in upgrades. City approved up to 60 people currently (tbv). Playground directly across the street. Parking includes a mix of assigned stalls, visitor stalls, and street parking. Centrally located with easy access to Macleod Trail and Blackfoot Trail. Close to Chinook Shopping Centre and LRT.

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