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115 & 116, 5718 1A STREET SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
25452


MLS ID:
A2135152

\$26



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

Transaction Type For Lease	Title Fee Simple	Days On Market 95
Lease Amount 26.00	Lease Frequency Annually	Zoning I-G
Subdivision Manchester	Building Type Commercial Mix	Year Built 2004
Structure Type Flex	Property Type Commercial	Property Sub Type Office
Legal Plan 0410501	Building Area (Sq. Ft.) 4600.00	Building Area (Sq. M.) 427.35
Footprint (Sq. Ft.) 2400	Parking 4	Cooling Other
Commercial Amenities Storefront	Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Major Shopping Nearby,Paved Road,Public Transportation Nearby,Visual Exposure	Inclusions N/A
Restrictions None Known	Reports Floor Plans,Other Documents	

Professionally managed building, currently approved for Office, Instructional, Retail and Entertainment uses. The main floor consists of a showroom, 3 large classrooms, 1 bathroom, kitchen area, and small warehouse 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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