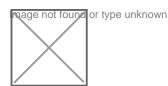


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

115 & 116, 5718 1A STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 25452

MLS ID: A2135152

\$26



- **△** KIMBERLY KIMBALL
- **(403)** 701-0459
- RE/MAX Complete Realty
- **403-930-8555**

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

Transaction Type Title Days On Market

95

For Lease Fee Simple

Lease AmountLease FrequencyZoning26.00AnnuallyI-G

SubdivisionBuilding TypeYear BuiltManchesterCommercial Mix2004

Structure TypeProperty TypeProperty Sub TypeFlexCommercialOffice

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0410501 4600.00 427.35

Footprint (Sq. Ft.) Parking Cooling 2400 4 Other

Access to Property

Commercial Amenities
Accessible to Major Traffic Route, Front and Rear Drive access, Major Shopping
N/A

Nearby, Paved Road, Public

Transportation Nearby, Visual Exposure

Restrictions Reports

None Known 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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