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203, 5917 1A STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
25915


MLS ID:
A2144970

\$450,000



 **ROB CAMPBELL**
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 CIR Realty
 403-271-0600

 203, 5917 1A Street SW, Calgary , Alberta T2H 0G4

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning C-COR3	Subdivision Manchester Industrial	Building Type Low Rise (2-4 stories)
Year Built 1977	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 0412877	Building Area (Sq. Ft.) 1330.43
Building Area (Sq. M.) 123.60	Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,Public Transportation Nearby,See Remarks	Inclusions To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"
Restrictions Call Lister	Reports None	

Currently this commercial condo unit is being used as a yoga studio, with 3 separate rooms, each treatment room has it's own sink. The front entry features a reception area with waiting room seating. The unit comes with 2 assigned parking spaces, there is also visitor parking in the building parking lot. The business currently offers therapeutic massages, chiropractic and acupuncture. Zoning C-COR 3, allows great variety of uses such as health/beauty/instructional/place of worship/office and much more. Monthly condo fee is \$1,555 and includes electricity, heating, gas, A/C, water and maintenance. The location's close proximity to the Chinook LRT train station, Chinook Mall and Macleod Trail makes this a perfect place to put your business. Call to arrange a tour of this space.

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