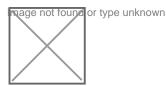


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

203, 5917 1A STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

25915

MLS ID: A2144970

\$450,000



[△] ROB CAMPBELL

(403) 542-7253

□ CIR Realty

403-271-0600

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

Transaction Type

For Sale

Title

Fee Simple

Subdivision

Zoning C-COR3

Manchester Industrial

Year Built

1977

Structure Type
Low Rise (2-4 stories)

Legal Plan

Office 0412877

Property Sub Type Office

Access to Property

Building Area (Sq. M.)

123.60

Accessible to Major Traffic Route, Direct Access, Major Shopping Nearby, Public

Transportation Nearby, See Remarks

Restrictions Reports

Call Lister None

Days On Market

64

Building Type

Low Rise (2-4 stories)

Property Type

Commercial

Building Area (Sq. Ft.)

1330.43

Inclusions

To be mutually agreed to at the time of sale, and attached to the Offer to

Purchase as a Schedule "B"

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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