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## 117, 5718 1A STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
26329

**MLS ID:**  
A2153737

**\$1,049,000**



 **AGRON MILOTI**

 CDN Global Advisors Ltd.  
 403-531-4336

 117, 5718 1A Street SW, Calgary , Alberta T2H0E8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 30	<b>Zoning</b> I-G
<b>Subdivision</b> Manchester Industrial	<b>Year Built</b> 2004	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0410501
<b>Building Area (Sq. Ft.)</b> 4821.00	<b>Building Area (Sq. M.)</b> 447.88	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

CDNGLOBAL is pleased to present the opportunity to acquire #117. 5718 1A St SW, located in the Summit Park Complex of Southwest Calgary. Conveniently situated just off Macleod Trail, Summit Park is a stones-throw to the Downtown Core, but still easily accessed from Glenmore Trail and Deerfoot Trail. There are many amenities nearby, including CF Chinook Centre, and the Calgary Transit LRT system. The main floor is fully finished with a showroom, boardroom, built-in kitchen, offices, storage room, and the warehouse with an overhead door. The second floor is partially finished and ready for completion. Parking for this unit is conveniently located at both the front and rear of the building. Two reserved surface stalls face the retail space on the main floor, and two surface stalls are reserved at the back of the building, near the warehouse.

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