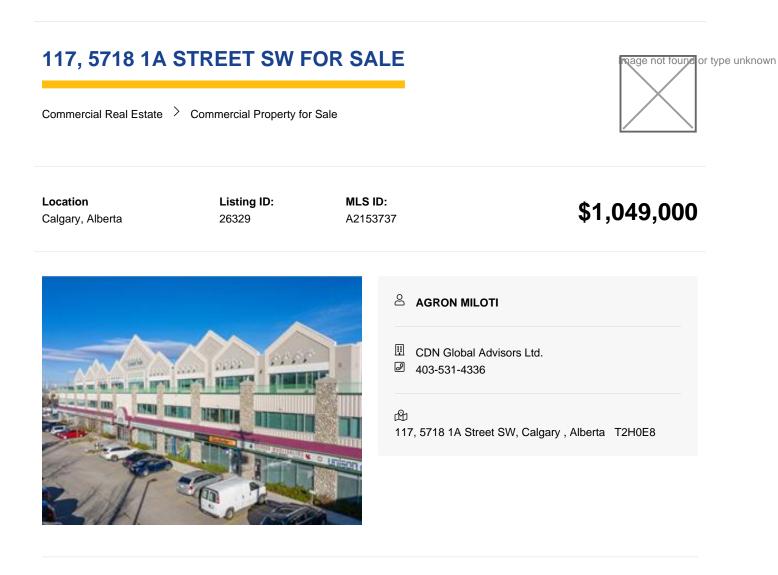


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Transaction Type For Sale

Subdivision Manchester Industrial

Property Type Commercial

Building Area (Sq. Ft.) 4821.00

Restrictions None Known Days On Market

Year Built 2004

Property Sub Type Mixed Use

Building Area (Sq. M.) 447.88

Reports Call Lister **Zoning** I-G

Structure Type Low Rise (2-4 stories)

Legal Plan 0410501

Inclusions N/A

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 wand 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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