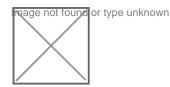


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5544 1A STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 26403

MLS ID: A2154852

\$1,780,000



△ ROB JOHNSTONE

2 (403) 809-6026

□ RE/MAX Complete Realty

403-930-8555

5544 1A Street SW, Calgary , Alberta T2H 0E7

Transaction Type

For Sale

Days On Market

23

1972

Zoning

I-R

Subdivision

Manchester

Year Built

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Legal Plan 5454AC

Building Area (Sq. Ft.)

32119.51

Building Area (Sq. M.)

2983.98

Lot Size (Sq. Ft.)

12507

Lot Size (Acres)

0.29

Roof Metal Inclusions

None

Restrictions

Reports

None Known RPR with Compliance, Title

Ready to sell for an owner/user. Prime automotive or other business location. Buyer sourced financing now available. This is also a perfect opportunity as a development parcel with a variety of uses. It's just a couple of blocks off of McLeod Trail, close to Chinook Mall and the LRT Station. There is also a kid's park and play ground just across the street. This would make an ideal location for a day care. Potentially main level retail with upper day care and a roof-top play area?? This unique development property is a 12,500 sq ft end corner lot that has street access from three sides. It is zoned Industrial Redevelopment (I-R) and is within the Manchester Redevelopment Plan area. Adjacent and near-by land uses include retail, office, multi-family and medical. There has been considerable development and use reclassification in the area. Currently there is a free standing building with an automotive repair business. There are 12 onsite parking stalls plus lots of street parking. In addition there is a 5000 sq ft secure fenced storage yard. The current owner/user may leave the business name and phone number with sale. Service equipment maybe included. This is a prime development property and/or a "close in" owner-user opportunity. If planning a development then the lot and building could be leased to help carry while waiting for approvals.

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