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## 5544 1A STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
26403


**MLS ID:**  
A2154852

**\$1,780,000**



 **ROB JOHNSTONE**  
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 5544 1A Street SW, Calgary , Alberta T2H 0E7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 23	<b>Zoning</b> I-R
<b>Subdivision</b> Manchester	<b>Year Built</b> 1972	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 5454AC
<b>Building Area (Sq. Ft.)</b> 32119.51	<b>Building Area (Sq. M.)</b> 2983.98	<b>Lot Size (Sq. Ft.)</b> 12507
<b>Lot Size (Acres)</b> 0.29	<b>Roof</b> Metal	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> 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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