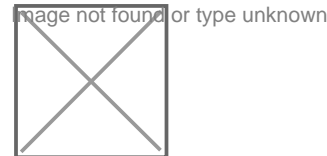


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

117, 5718 1A STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Calgary, Alberta



Listing ID:
29226


MLS ID:
A2192296

\$1,100,000



 **JORDAN HUNTRODS**
 (403) 269-1103

 Paramount Real Estate Corporation
 403-269-1103

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

Transaction Type For Sale	Days On Market 16	Zoning I-G
Subdivision Manchester	Building Type Condo Complex	Year Built 2004
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0410501	Building Area (Sq. Ft.) 4797.00	Building Area (Sq. M.) 445.65
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Discover an exceptional opportunity to own a commercial condominium at Unit #117, 5718 1A Street SW, in the desirable Commercial Summit Park Complex in Southwest Calgary. Presented by Paramount Real Estate, this premier space is ideally suited for businesses seeking flexible layouts and superior accessibility. The property features convenient and abundant parking with two reserved surface stalls at the front of the retail space and two additional stalls at the rear, adjacent to the warehouse entrance, ensuring ease of access for staff and clients. Additional visitor parking is first come, first serve for clients in front of the building. The main floor offers a fully finished layout designed for efficiency and functionality. It includes a modern showroom, a professional boardroom, a built-in kitchen space, multiple private offices, a dedicated storage room, and an expansive warehouse equipped with a drive-in overhead door for streamlined logistics. The second floor presents a partially finished space, ready for customization to meet your business requirements. Strategically positioned with immediate access to Macleod Trail and seamless connectivity to Glenmore Trail and Deerfoot Trail, this property is just minutes from Calgary's Downtown Core. Its proximity to premium amenities such as CF Chinook Centre and the Calgary Transit LRT further enhances its maximum visibility and convenience for your operations.

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