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108, 112, 1289 HIGHFIELD CRESCENT SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30804


MLS ID:
A2218550

\$1,200,000



 **TIM WALSH**
 (403) 479-8863

 Royal LePage Benchmark
 403-253-1901

 108, 112, 1289 Highfield Crescent SE, Calgary , Alberta T2G 5M2

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning I-G	Subdivision Highfield	Building Type Commercial Mix
Year Built 1998	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9813696	Office (Sq. Ft.) 2586.0000
Building Area (Sq. Ft.) 5237.00	Building Area (Sq. M.) 486.53	Parking 7
Construction Type Mixed,Stucco,Wood Frame	Roof Metal	Foundation None
Cooling Central Air	Heating Forced Air,Natural Gas,See Remarks	Lot Features Landscaped,Paved
Commercial Amenities See Remarks	Access to Property Direct Access	Inclusions Office furniture and partitions negotiable
Restrictions See Remarks	Reports Building Plans,Condo/Strata Bylaws	

Welcome to a rare opportunity in the centrally located Kemptra Business Centre—two titled commercial condo units being sold together, offering exceptional flexibility for both investors and owner-users. Total price is \$1,200,000. With a combined footprint of 5,237 square feet (Unit A: 2,862 sq. ft. | Unit B: 2,375 sq. ft.), this property delivers a unique blend of office and retail space in one of the city's most accessible business hubs. Each unit features a ground-level retail bay with double door loading access, along with a spacious, clear-span office area on the second floor. The full-height ceilings on the upper level and solid concrete floors between levels make the space feel open, bright, and ready for a variety of layouts or customizations. Whether you're looking to occupy the space yourself, lease it out, or do both, this property offers exceptional potential. One retail side is leased to a tenant until Dec. 2026. There is a lease-back opportunity for the other ground level space; rent rate to be negotiated. This building provides immediate revenue for investors or a transitional option for owner-users. Both units are air conditioned and sprinklered. Zoned I-G (Industrial General), the property accommodates a wide range of uses—from office and retail to light industrial or service-based businesses. Located with excellent proximity to Blackfoot Trail, Glenmore Trail and Downtown, it offers quick and easy access to the rest of the city, making it an ideal base for growing operations or established businesses seeking a more central footprint. Whether you're expanding your portfolio or establishing a new home for your business, these well-maintained, highly functional units check all the boxes for versatility, location, and long-term value.

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