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35, 5080 12A STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31460


MLS ID:
A2242533

\$500,000



 **JIM BEATTY**
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 RE/MAX Landan Real Estate
 403-256-3888

 35, 5080 12A Street SE, Calgary , Alberta T2G 5K9

Transaction Type

For Sale

Days On Market

3

Zoning

I-G

Subdivision

Highfield

Building TypeCommercial Mix, Condo
Complex, Warehouse**Year Built**

1997

Structure Type

Five Plus

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

9711839

Building Area (Sq. Ft.)

1308.00

Building Area (Sq. M.)

121.52

Footprint (Sq. Ft.)

924

Roof

Asphalt

Cooling

Central Air

HeatingBoiler, In Floor, Make-up Air, Overhead
Heater(s), Natural Gas**Inclusions**

TBD

Restrictions

Condo/Strata Approval

Reports

Floor Plans

Excellent warehous Opportunity in Highfield! Prime location near Chinook Centre and major traffic routes, offering exceptional access and convenience. This versatile warehouse condo features in-floor heating, a 10-foot wide overhead door, and a 2-piece bathroom on the main floor. The mezzanine level includes a 3-piece bathroom rough-in, providing flexibility for future development. Previously home to a cabinet-making business for over 20 years, this well-maintained space is ideal for a wide range of light industrial or commercial uses. The current owner is relocating due to expansion, creating a unique opportunity for the next owner to step into a functional and well-situated space. Select equipment is available for purchase. Don't miss your chance—book a private showing today!

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