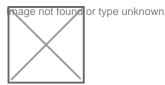


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **35, 5080 12A STREET SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31460

\$500,000



△ JIM BEATTY

**2** (403) 256-3888

RE/MAX Landan Real Estate

**403-256-3888** 

rM1

MLS ID:

A2242533

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

**Transaction Type** 

For Sale

Subdivision

Highfield

**Structure Type** 

Five Plus

Legal Plan

9711839

Footprint (Sq. Ft.)

924

Heating

 $Boiler, In\ Floor, Make-up\ Air, Overhead$ 

Heater(s), Natural Gas

Reports

Floor Plans

**Days On Market** 

3

**Building Type** 

Commercial Mix,Condo Complex,Warehouse

**Property Type** 

Commercial

**Building Area (Sq. Ft.)** 

1308.00

Roof Asphalt

Inclusions

TBD

Zoning

I-G

Year Built

1997

**Property Sub Type** 

Warehouse

Building Area (Sq. M.)

121.52

Cooling

Central Air

Restrictions

Condo/Strata Approval

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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