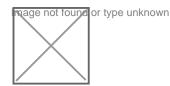


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5799 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32327

MLS ID: A2261007

\$6,500,000



△ JOSH PEARCE

2 (403) 267-0000

□ Charles

403-267-0000

5799 3 Street SE, Calgary , Alberta T2H 1K1

Transaction Type

For Sale

Subdivision

Manchester Industrial

Property Type Commercial

Building Area (Sq. Ft.)

19952.00

Lot Size (Acres)

1.06

Reports None **Days On Market**

68

Year Built

2006

Property Sub Type

Office

Building Area (Sq. M.)

1853.59

Inclusions See Remarks Zoning

I-G

Structure Type

Mixed Use

Legal Plan

8810516

Lot Size (Sq. Ft.)

46188

Restrictions

See Remarks

An exceptional opportunity to purchase or lease a unique stand-alone office building in Calgary's established community of Manchester Industrial. This 19,952 square foot property offers a functional layout across two floors, ideal for a variety of users seeking a dedicated presence with exterior signage opportunities and excellent parking. The building features a mix of open work areas, private offices, boardrooms, meeting spaces, a landscaped outdoor area, and a second floor balcony. Recently improved, the space includes upgraded finishes, demountable wall systems, flex/fitness space, potential for sea-can yard storage, and even drive-in-loading to accommodate an array of business needs. With direct access to Macleod Trail, Blackfoot Trail, and Glenmore Trail, the location ensures excellent connectivity to Calgary's downtown core and surrounding business areas.

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