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5799 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
32327

MLS ID:
A2261007

\$6,500,000



 **JOSH PEARCE**
 (403) 267-0000

 Charles
 403-267-0000

 5799 3 Street SE, Calgary , Alberta T2H 1K1

Transaction Type For Sale	Days On Market 68	Zoning I-G
Subdivision Manchester Industrial	Year Built 2006	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Office	Legal Plan 8810516
Building Area (Sq. Ft.) 19952.00	Building Area (Sq. M.) 1853.59	Lot Size (Sq. Ft.) 46188
Lot Size (Acres) 1.06	Inclusions See Remarks	Restrictions See Remarks
Reports None		

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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