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## 201 & 205, 5740 2 STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34001

**MLS ID:**  
A2286032

**\$799,999**

### Property Details

Unit 201/205 - 5740 2 Street SW

Property Type	Office (Commercial)	Price	\$799,999
Unit Size	2,372 sq ft	Year Built	2002
Condo Fee	\$1,050 month	Parking	4 stalls - 100sq
Property Tax	\$1,400 month		

#### Property Highlights

**Location**  
Positioned on 2nd Street SW, with convenient access to major Calgary routes and proximity to surrounding businesses in the Manufacture/Industrial district.

**Neighborhood**  
Manufacture / 44th-Bonnybrook area is a well-established mix of industrial, commercial, retail, and service businesses with solid connectivity to major corridors in Calgary.

**Use**  
Multi-tenant commercial/office building with a mix of professional services, offices, and light industrial uses.

**Parking**  
4 parking stalls- fitted plus visitor parker underneath parking



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201 & 205, 5740 2 Street SW, Calgary , Alberta T2H3B3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 112	<b>Zoning</b> Direct Control 23Z82
<b>Subdivision</b> Manchester Industrial	<b>Building Type</b> Office Building	<b>Year Built</b> 2002
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 0210533	<b>Building Area (Sq. Ft.)</b> 2117.00	<b>Building Area (Sq. M.)</b> 196.67
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Title

Positioned along 2nd Street SW, the property offers convenient access to Calgary's major transportation routes and is surrounded by established businesses within the Manchester industrial district. This multi-tenant commercial and office building features a diverse mix of professional services, office users, and light industrial occupants. Located in the Manchester / Alyth-Bonnybrook area, the property benefits from a well-established blend of industrial, commercial, retail, and service businesses, along with strong connectivity to Calgary's key transportation corridors.

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