



**GRASSROOTS**  
REALTY GROUP

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5799 3 Street SE  
Calgary, Alberta

MLS # A2261007



**\$6,500,000**

**Division:** Manchester Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 19,952 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.06 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 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.