



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2286032**



**\$799,999**

**Division:** Manchester Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,117 sq.ft.

**Zoning:** Direct Control 23Z82

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

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.