



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

140, 5700 1 Street SW
Calgary, Alberta

MLS # A2319885



\$2,500,000

Division: Manchester

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Summit Business Park

Bus. Name: -

Size: 8,248 sq.ft.

Zoning: I-G

Heating: Overhead Heater(s), Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Property Overview This is a prime owner-user or investment opportunity located within the established Summit Park Business Center. The property is configured with a main floor office and an adaptable warehouse component (capable of expansion), complemented by a fully built-out second-floor office. Both levels are currently leased to two separate tenants with terms running until October 31, 2027, offering immediate holding income. Spatial Configuration • Main Floor: Features a welcoming reception area, a large kitchen, and 7 private offices (including 3 with full-height windows). The office is 3206 sqft with the warehouse 1,638 sq. ft. of clear-span space, a 415 sq. ft. standalone mezzanine, and two 12' x 14' drive-in overhead doors. Ceiling height 24 ft. • Second Floor: A fully self-contained, separated office built out with a dedicated reception area, 7 private offices, a boardroom, a kitchen, two washrooms, and two storage rooms. The sqft is 2989 sqft • Parking: Generous parking allocation including 13 designated surface stalls and 1 titled stall.

The condo fees include: Management fee, Property Taxes for common areas, reserve fund, common area insurance. Location and Connectivity Situated at 140, 5700 1st Street SW second floor unit has it's address #138, this location offers significant logistical and operational advantages. Positioned just off Macleod Trail with immediate connections to Glenmore Trail and Deerfoot Trail, the property sits minutes from Calgary's downtown core. The surrounding district is highly serviced, providing quick access to CF Chinook Centre and nearby Calgary Transit LRT stations, ensuring excellent commuter convenience and high visibility.