



GRASSROOTS
REALTY GROUP

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4722 1 Street SW
Calgary, Alberta

MLS # A2327981



\$1,500,000

Division: Manchester

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,053 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Medium size investment property in Manchester Industrial District available for sale! Located on a quiet street close to Macleod Trail and 50th Avenue S.W. The building is located on a 50' X 120' lot. with C-2 zoning. The two storey building is 2,409 square feet on the main level with 2,644 square feet on the second level for a total of 5,053 square feet. there is a vacant suite upstairs undergoing renovations while the rest of the building is leased with a five year contract. Currently there is \$8,500 with another \$2,500 added once renovations are complete This office building was built in 1979 and is impeccably maintained with a new roof installed in 2024 with an existing warranty. Please note for all showings Listing REALTOR must be present. Preferable showing times have to arranged with existing Tenants.