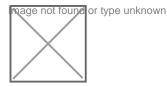


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5073 11 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

30003

MLS ID: A2206870

\$1,950,000



- **BENNETT EDWARDSON**
- **2** (403) 973-0238
- Manchester Properties Inc.
- **403-212-5375**
- 5073 11 Street , Calgary , Alberta T2G2A7

Transaction Type Title Days On Market

For Sale Fee Simple 154

ZoningSubdivisionBuilding TypeI-CHighfieldCondo Complex

Year BuiltStructure TypeProperty Type2019WarehouseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 2011235 5205.00

Building Area (Sq. M.)

Access to Property

Footprint (Sq. Ft.)

483.56 Front and Rear Drive access, On Major

Traffic Route

Inclusions Restrictions Reports

N/A Call Lister, Condo/Strata Approval Condo/Strata Bylaws, Floor Plans, Title

Incredible opportunity to acquire a ±5,205 sq. ft warehouse condo in an exceptionally well constructed I-C zoned building. This unit fronts 11 Street SE and has quick access to Blackfoot Trail, Glenmore Trail, Deerfoot Trail and Deerfoot Meadows shopping area - and excellent location for a retail or light industrial owner user. This unit has a fenced yard, 60' loading area, 12' x 16' overhead drive in door at the rear and 200 Amps of power. The entire building has ESFR sprinkler system. This unit is well appointed with an ERV (Energy Recovery Ventilator), a kitchenette and breakroom area, 2 piece bathroom and a separate shower room. The ground level is 4,304 Sq. Ft. and the concrete mezzanine level is 901 Sq. Ft. Permitted uses in I-C include: Artist Studio, Fitness Center, General Industrial - Light, Health Care Service, Indoor Recreation Facility, Instructional Facility, Office, Print Centre, Protective Emergency Service, Retail and Consumer Service, and others. Specific restriction on uses: No Unit may be used for a restaurant, service station, auto body shop, tire and/or oil change service, fiberglass manufacturing, artificial marble manufacturing, an arc or acetylene welding shop (except for ornamental welding) or any other operations which, in the opinion of the Board, produce or emit excessive smoke, odours, noise, vibration or require excessive vehicular parking, in the opinion of the Board. No Owner may conduct any activity which may result in the deposit of any oil, gasoline or other fluids or residue on the Common Property.

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