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## 5529 3 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
30111


**MLS ID:**  
A2209908

**\$20**



 **HARTLAND PUNT**  
 (403) 998-9547

 RE/MAX Real Estate (Central)  
 403-216-1600

 5529 3 Street SE, Calgary , Alberta T2H 1K1

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| <b>Transaction Type</b><br>For Lease             | <b>Days On Market</b><br>22                      | <b>Lease Amount</b><br>20.00                                   |
| <b>Lease Frequency</b><br>Monthly                | <b>Zoning</b><br>I-G                             | <b>Subdivision</b><br>Manchester Industrial                    |
| <b>Building Type</b><br>Manufacturing, Warehouse | <b>Year Built</b><br>1974                        | <b>Structure Type</b><br>Industrial                            |
| <b>Property Type</b><br>Commercial               | <b>Property Sub Type</b><br>Industrial           | <b>Legal Plan</b><br>7410610                                   |
| <b>Building Area (Sq. Ft.)</b><br>12820.00       | <b>Building Area (Sq. M.)</b><br>1191.01         | <b>Lot Size (Sq. Ft.)</b><br>40075                             |
| <b>Lot Size (Acres)</b><br>0.92                  | <b>Lot Features</b><br>Low Maintenance Landscape | <b>Inclusions</b><br>Gorbel 1 Ton Crane, some office furniture |
| <b>Restrictions</b><br>None Known                | <b>Reports</b><br>Aerial Photos, Floor Plans     |  |

Rare single tenant industrial building in the highly desirable Manchester Industrial available for lease. Large, bright, and clean shop space. Secured yard with drive around access. 7 overhead doors. Wash bay. Great frontage with ample parking. MUA and two compressors. 400 amps, 3-phase. 2291 sqft parts mezzanine with forklift loading access. Ample office space. Two front entrances. Pylon signage. Don't miss this opportunity to be in this prime central location with excellent access to Glenmore, Macleod, Deerfoot, and city centre. Available immediately.

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