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112, 1289 HIGHFIELD CRESCENT SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
30794


MLS ID:
A2224886

\$520,200



 **TIM WALSH**
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 112, 1289 Highfield Crescent SE, Calgary , Alberta T2G 5M2

Transaction Type For Sale	Title Fee Simple	Days On Market 4
Zoning I-G	Subdivision Highfield	Building Type Commercial Mix
Year Built 1998	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9813696	Building Area (Sq. Ft.) 2375.00
Building Area (Sq. M.) 220.64	Footprint (Sq. Ft.) 1174	Parking 4
Construction Type Mixed,Stucco,Wood Frame	Roof Metal	Cooling Central Air
Heating Forced Air,Natural Gas,See Remarks	Lot Features Landscaped,Paved	Commercial Amenities See Remarks
Access to Property Direct Access	Inclusions N/A	Restrictions See Remarks
Reports Building Plans,Condo/Strata Bylaws		

Welcome to a rare opportunity in the centrally located Kemptra Business Centre—two titled commercial condo units being sold together, offering exceptional flexibility for both investors and owner-users. See also listing A2218550. With a combined footprint of 5,237 square feet (Unit 108: 2,862 sq. ft. | Unit 112: 2,375 sq. ft.), this property delivers a unique blend of office and retail space in one of the city's most accessible business hubs. Each unit features a ground-level retail bay with double door loading access, along with a spacious, clear-span office area on the second floor. The full-height ceilings on the upper level and solid concrete floors between levels make the space feel open, bright, and ready for a variety of layouts or customizations. Whether you're looking to occupy the space yourself, lease it out, or do both, this property offers exceptional potential. Currently, the ground floor area is leased to a tenant until December 2026. There is a lease-back opportunity for the other ground level space, providing immediate revenue for investors or a transitional option for owner-users. Both units are air conditioned and sprinklered. Zoned I-G (Industrial General), the property accommodates a wide range of uses—from office and retail to light industrial or service-based businesses. Located with excellent proximity to Blackfoot Trail, Glenmore Trail and Downtown, it offers quick and easy access to the rest of the city, making it an ideal base for growing operations or established businesses seeking a more central footprint. Whether you're expanding your portfolio or establishing a new home for your business, these well-maintained, highly functional units check all the boxes for versatility, location, and long-term value.

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