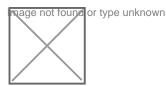


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

112, 1289 HIGHFIELD CRESCENT SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

30794

\$520,200



A TIM WALSH

MLS ID:

A2224886

(403) 479-8863

Royal LePage Benchmark

403-253-1901

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Transaction Type

For Sale

Zoning

I-G

1998

Year Built

Property Sub Type Industrial

Building Area (Sq. M.)

220.64

Construction Type
Mixed,Stucco,Wood Frame

Heating

Forced Air, Natural Gas, See Remarks

Access to Property
Direct Access

Reports

Building Plans, Condo/Strata Bylaws

Title

Fee Simple

Subdivision Highfield

Structure Type Low Rise (2-4 stories)

Legal Plan 9813696

Footprint (Sq. Ft.)
1174

Roof Metal

Lot Features
Landscaped,Paved

Inclusions N/A **Days On Market**

4

Building Type
Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

2375.00

Parking

Cooling Central Air

Commercial Amenities

See Remarks

Restrictions See Remarks

Welcome to a rare opportunity in the centrally located Kempra 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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