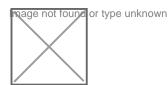


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

108, 112, 1289 HIGHFIELD CRESCENT SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30804

MLS ID: A2218550

\$1,200,000



- [△] TIM WALSH
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- Royal LePage Benchmark
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108, 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 Office (Sq. Ft.) 2586.0000

Building Area (Sq. Ft.)

5237.00

Building Area (Sq. M.)

Parking

Construction Type

Mixed, Stucco, Wood Frame

Roof Metal

486.53

Foundation

None

Cooling

Central Air

Heating

Forced Air, Natural Gas, See Remarks

Lot Features

Landscaped,Paved

Commercial Amenities

See Remarks

Access to Property

Direct Access

Inclusions

Office furniture and partitions negotiable

Restrictions

Reports

See Remarks Building Plans, Condo/Strata Bylaws

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. Total price is \$1,200,000. With a combined footprint of 5,237 square feet (Unit A: 2,862 sq. ft. | Unit B: 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. One retail side is leased to a tenant until Dec. 2026. There is a lease-back opportunity for the other ground level space; rent rate to be negotiated. This building provides 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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