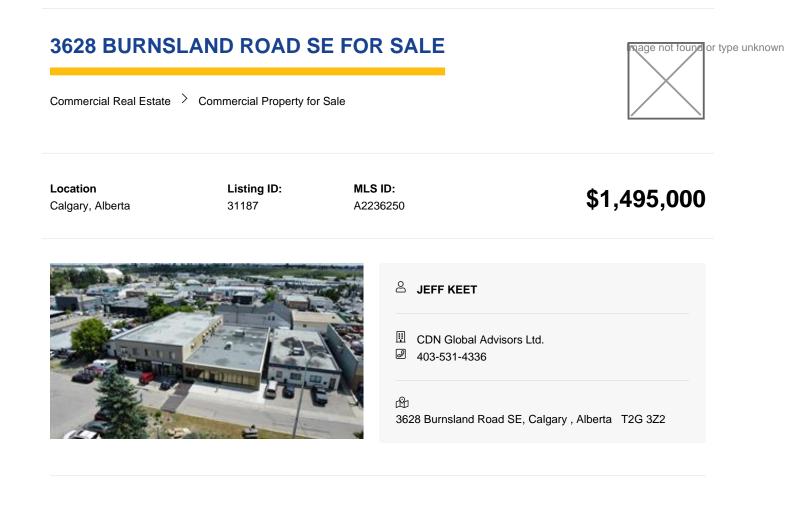


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Transaction Type For Sale	Days On Market 63	Zoning I-R
Subdivision	Building Type	Year Built
Manchester Industrial	Office Building	1961
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0210563	5503.00	511.24
Inclusions	Restrictions	Reports
n/a	None Known	Environmental Phase 1,RPR

Centrally Located Small Stand-Alone Building For Sale -Solid building capable of supporting a wide range of uses. -Excellent location within 5 minutes of Downtown Calgary & Chinook Mall. -5,053 square feet (SF) on main level plus bonus 1,061 SF basement storage. -Ideal for light industrial, office, flex space, & supporting retail uses. -Formerly a photographic studio/office space. -Concrete ramp drive-in loading at the back of the building. -Opportunity for exterior building branding. -New roof & HVAC system installed in 2025. -Clean Phase 1 Environmental Site Assessment (2025). -4/5 parking stalls at front & 4/5 parking stalls directly behind building. -Free overflow street parking available.

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