

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.

## 5799 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32327

**MLS ID:**  
A2261007

**\$6,500,000**



 **JOSH PEARCE**  
 (403) 267-0000

 Charles  
 403-267-0000

 5799 3 Street SE, Calgary , Alberta T2H 1K1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> I-G
<b>Subdivision</b> Manchester Industrial	<b>Year Built</b> 2006	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 8810516
<b>Building Area (Sq. Ft.)</b> 19952.00	<b>Building Area (Sq. M.)</b> 1853.59	<b>Lot Size (Sq. Ft.)</b> 46188
<b>Lot Size (Acres)</b> 1.06	<b>Inclusions</b> See Remarks	<b>Restrictions</b> See Remarks
<b>Reports</b> None		

An exceptional opportunity to purchase or lease a unique stand-alone office building in Calgary's established community of Manchester Industrial. This 19,952 square foot property offers a functional layout across two floors, ideal for a variety of users seeking a dedicated presence with exterior signage opportunities and excellent parking. The building features a mix of open work areas, private offices, boardrooms, meeting spaces, a landscaped outdoor area, and a second floor balcony. Recently improved, the space includes upgraded finishes, demountable wall systems, flex/fitness space, potential for sea-can yard storage, and even drive-in-loading to accommodate an array of business needs. With direct access to Macleod Trail, Blackfoot Trail, and Glenmore Trail, the location ensures excellent connectivity to Calgary's downtown core and surrounding business areas.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.