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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**
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 Charles
 403-267-0000

 5799 3 Street SE, Calgary , Alberta T2H 1K1

Transaction Type	Days On Market	Zoning
For Sale	124	I-G
Subdivision	Year Built	Structure Type
Manchester Industrial	2006	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Office	8810516
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
19952.00	1853.59	46188
Lot Size (Acres)	Inclusions	Restrictions
1.06	See Remarks	See Remarks
Reports		
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.

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