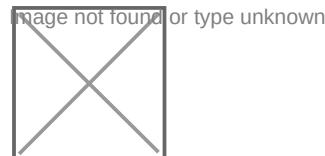


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 5525 4 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32927

MLS ID:
A2269648

\$699,900



 **PHIL LEPAGE**
 (403) 969-6695

 RE/MAX Realty Professionals
 403-259-4141

 3, 5525 4 Street SE, Calgary , Alberta T2H 1K7

Transaction Type

For Sale

Zoning

IC

Subdivision

Manchester Industrial

Building Type

Commercial Mix

Year Built

2025

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Business

Legal Plan

TBD

Building Area (Sq. Ft.)

2089.00

Building Area (Sq. M.)

194.07

InclusionsHeater, Garage Door & Openers,
Sprinkler System, Individual Meters for
Utilities**Restrictions**Subject To Final Registration, Subject To
Final Subdivision Approval**Reports**

Floor Plans, Information Package

Luxury Commercial Space for the High-End Car Industry in Calgary: THE COMMERCE Nestled near the prestigious SW Calgary communities and the City Center, these luxury commercial spaces offer an unparalleled opportunity for businesses in the high-end car industry. Its prime location attracts affluent clientele, ensuring that your brand is perfectly positioned to engage high net worth individuals. With different size options and ability to customize, each bay spans over 2,000 square feet with the mezzanine. The meticulously designed commercial space can feature sleek, contemporary architecture that reflects sophistication and elegance. The interior boasts high ceilings, expansive spaces, premium finishes, allowing you to create an inviting atmosphere that enhances the luxury experience for customers. Create a well-lit showroom designed to showcase your high-end wares, with optimal visibility and flow, making it easy for clients to explore your products. Create a dedicated client lounge area in the mezzanine, once you complete it with plush seating, complimentary refreshments, and high-end technology. This space is perfect for private consultations, ensuring clients feel valued and exclusive. Spaces are designed with efficiency and luxury in mind, catering to the needs of discerning customers. Easily accessible for clients and employees alike, ample parking is available. Calgary's Southwest and city center are home to a significant population of high net worth individuals. This commercial space is ideally suited to tap into this affluent market, offering a unique blend of luxury, convenience, and exclusivity. Attached are THE VAULTS II, privately owned garages who may become your clientele! Elevate your brand and captivate your clientele in Calgary's competitive market! MORE INFORMATION IN THE PHOTOS AND SUPPLEMENTS.

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