

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.

7, 5525 4 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32931

MLS ID:
A2270765

\$1,169,900



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

 RE/MAX Realty Professionals
 403-259-4141

 7, 5525 4 Street SE, Calgary , Alberta T2H 1K7

Transaction Type For Sale	Days On Market 88	Zoning I-G
Subdivision Manchester Industrial	Building Type Commercial Mix	Year Built 2025
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan TBD	Building Area (Sq. Ft.) 3498.00	Building Area (Sq. M.) 324.97
Inclusions Heater, Garage Door & Openers, Sprinkler System, Individual Meters For Utilities,	Restrictions Subject To Final Registration,Subject To Final Subdivision Approval	Reports Floor Plans,Information Package

Premium Commercial Space in Calgary's Southwest THE COMMERCE Located near Calgary's prestigious SW communities and the city centre, THE COMMERCE offers premium commercial bays ideal for a wide range of professional businesses. Its highly visible and accessible location naturally attracts a discerning clientele, making it an excellent fit for companies seeking a strong presence in this sought-after area. With flexible sizing options and the ability to customize, each bay provides over 2,000 sq. ft. including mezzanine potential. The building features contemporary architectural design and clean, modern lines, giving businesses the opportunity to create a professional space that reflects quality and sophistication. High ceilings, open layouts, and the potential for premium interior finishes allow you to design a welcoming and elevated environment tailored to your needs. Whether you envision a well-lit showroom, a polished workspace, or a customer-focused lounge on the mezzanine, the bays offer the versatility to bring your concept to life. Ample parking and convenient access ensure ease for both clients and employees. While the location is well suited to businesses connected to the nearby VAULTS community and its clientele, THE COMMERCE also supports a wide range of compatible commercial uses. Its placement in an area home to many high-net-worth individuals provides strong potential for businesses looking to serve an established, affluent market. More details available in the photos and supplements.

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.