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Commercial Real Estate > Commercial Property for Sale



**Location**  
Alberta

**Listing ID:**  
34001

### Property Details

Unit 201/205 - 5740 2 Street SW

<b>Property Type</b> Office/Condo	<b>Price</b> \$798,000
<b>Unit Size</b> 3,197 sq'	<b>Year Built</b> 2002
<b>Condo Fee</b> \$1,000 month	<b>Parking</b> 4 units - total
<b>Property Tax</b> \$1,400 month	

#### Property Highlights

**Location**  
Positioned on 2nd Street SW, with convenient access to major Calgary routes and proximity to surrounding businesses in the Manufacture/Industrial district.

**Demographics**  
Manufacture / High-Density area is a well-established mix of industrial, commercial, retail, and service businesses with solid connectivity to major corridors in Calgary.

**Use**  
Multi-level commercial/office building with a mix of professional services, offices, and light industrial uses.

**Parking**  
4 parking slots - total plus visitor/parker on-street parking



Alberta

**Transaction Type**

For Sale

**Days On Market**

123

**Zoning**

Direct Control 23Z82

**Subdivision**

Manchester Industrial

**Building Type**

Office Building

**Year Built**

2002

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

0210533

**Building Area (Sq. Ft.)**

2117.00

**Building Area (Sq. M.)**

196.67

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

Floor Plans, Title

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