

5810-2 STREET S.W.

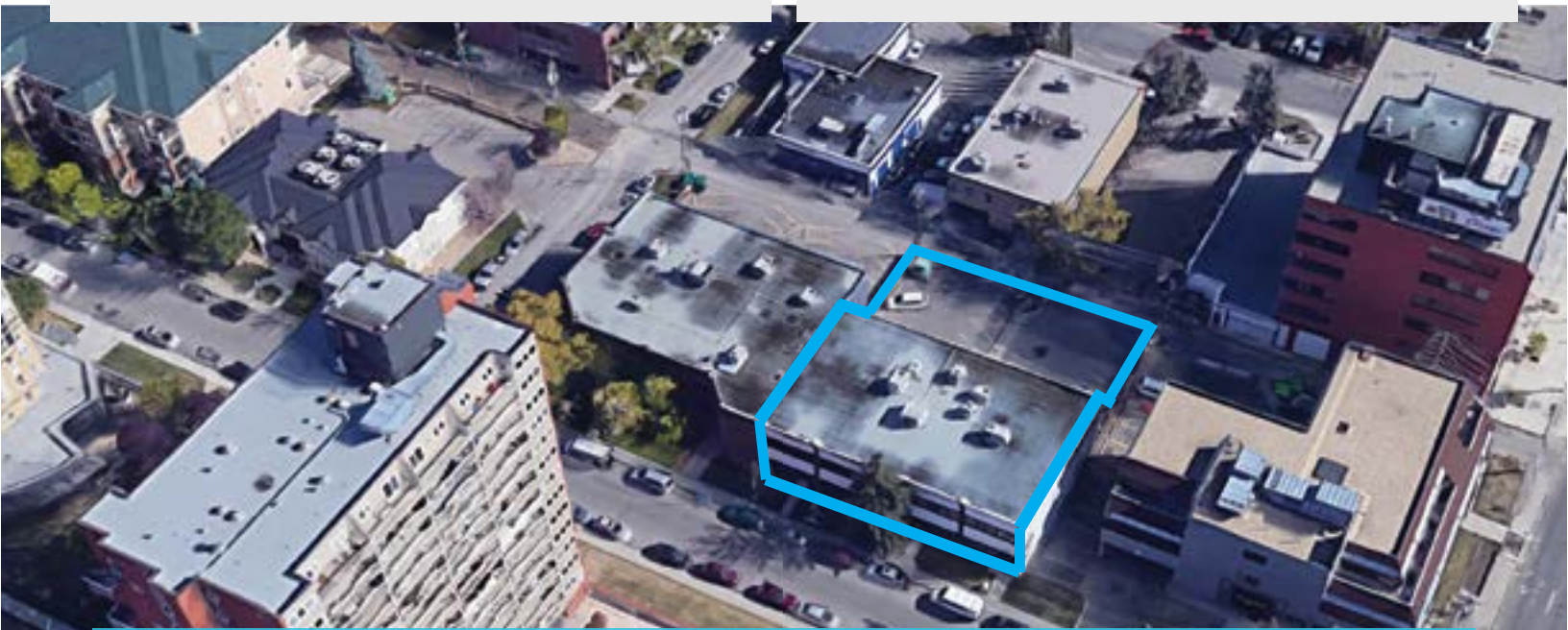
CALGARY | AB

PROPERTY DETAILS

| | |
|---------------------------------|------------------------------------|
| COMMUNITY: | Manchester Industrial Park |
| BUILDING SIZE (APPROXIMATE): | ±12,132 sq.ft. (2 storeys) |
| LAND SIZE (APPROXIMATE:) | ±0.29 acres (±12,632 sq.ft.) |
| LAND USE: | C-O f1.0h10 (Commercial Office) |
| YEAR BUILT: | 1979 |
| LEGAL DESCRIPTION: | 545AC;31;6-9 |

PROPERTY HIGHLIGHTS

- First time offered to the market since 1996.
- Exceptional opportunity for an owner-occupant or investor.
- Central location close to Macleod Trail, 58th Avenue, minutes to downtown and the Deerfoot/Glenmore interchange.
- Steps away from Chinook Centre.
- Convenient access via Calgary Transit and Chinook LRT station.
- **PRICE: \$2,695,000 (\$222/sq.ft.)
REDUCED TO \$2,425,000
FURTHER REDUCED TO \$2,200,000**



FOR

SALE

TWO STOREY STANDALONE BUILDING



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BUILDING FEATURES:

- Assortment of move-in ready units with recent upgrades, and income producing occupied units.
- Various smaller suite sizes provide affordable space to the active smaller market.
- Units can be combined to accommodate multiple size requirements.
- Parking available at the rear of building access via laneway. Street parking also available.
- Common kitchenette/lunchroom available for main floor units.
- Building upgrades/repairs include flooring (2020), roof (2013), HVAC units (2007), parking lot repairs.



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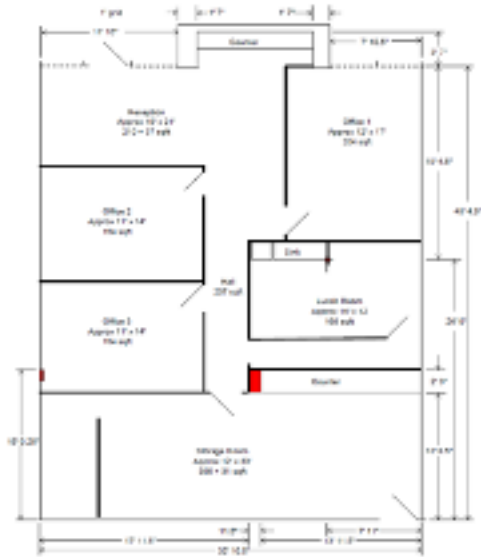
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UNIT 101: ±1,759 SQ.FT.

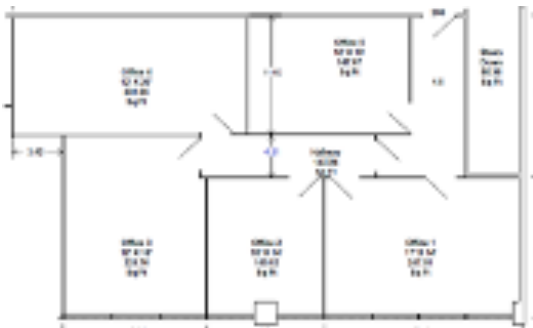


UNIT 102: ±2,237 SQ.FT.

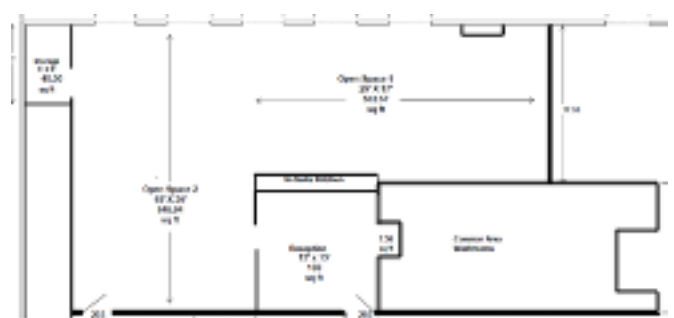


- Unit 101 & 102 can be combined for ±3,996 sq.ft.
- Private main floor access off 2nd Street.
- Common bathrooms & kitchenette/lunchroom.

UNIT 200: ±1,287 SQ.FT.



UNIT 203: ±1,437 SQ.FT.



- Common bathrooms.
- Stairwell access off 2nd Street & rear of building.



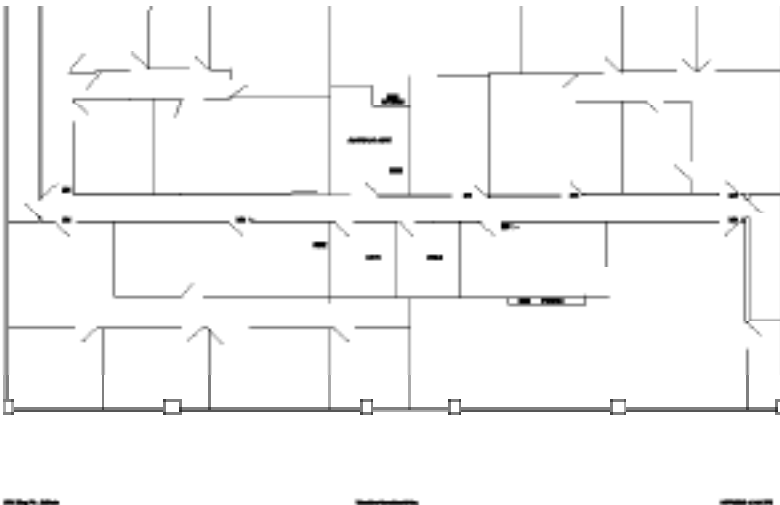
FOR

SALE

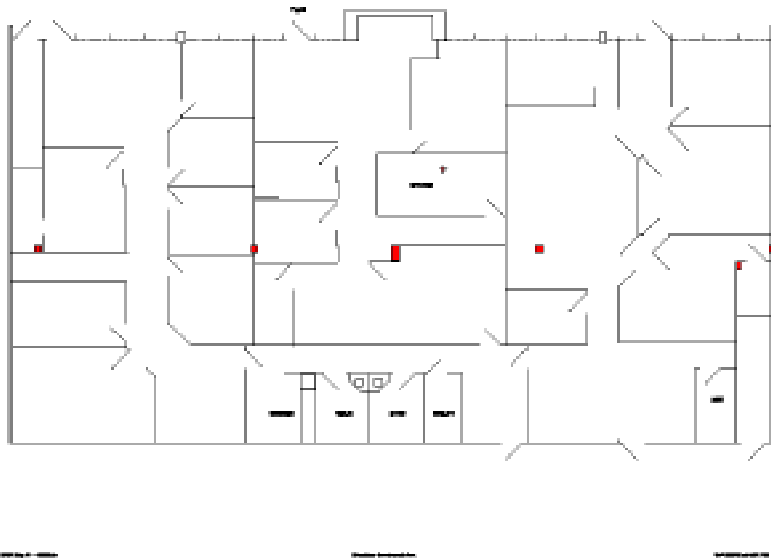
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| | UNIT | SQ.FT. (±) | STATUS | DESCRIPTION |
|--|------|------------|-----------|--|
| MAIN FLOOR | 100 | 2,018 | Occupied | Real Estate Brokerage |
| | 101 | 1,759 | Available | Reception, 3 offices, board room, lunch room, storage room |
| | 102 | 2,236 | Available | Reception, 4 offices, board room, optional flex/ storage room with direct parking lot access |
| <i>* Units 101 & 102 can be combined for ±3,995 sq.ft.</i> | | | | |
| SECOND FLOOR | 200 | 1,287 | Available | 5 offices |
| | 201 | 661 | Occupied | Driving School |
| | 202 | 1,422 | Occupied | Insurance Brokerage |
| | 203 | 1,476 | Available | Open concept creative space, office/studio/loft |
| | 204 | 1,273 | Occupied | Marketing Company |

MAIN FLOOR PLAN



SECOND FLOOR PLAN



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