

5810-2 STREET S.W.

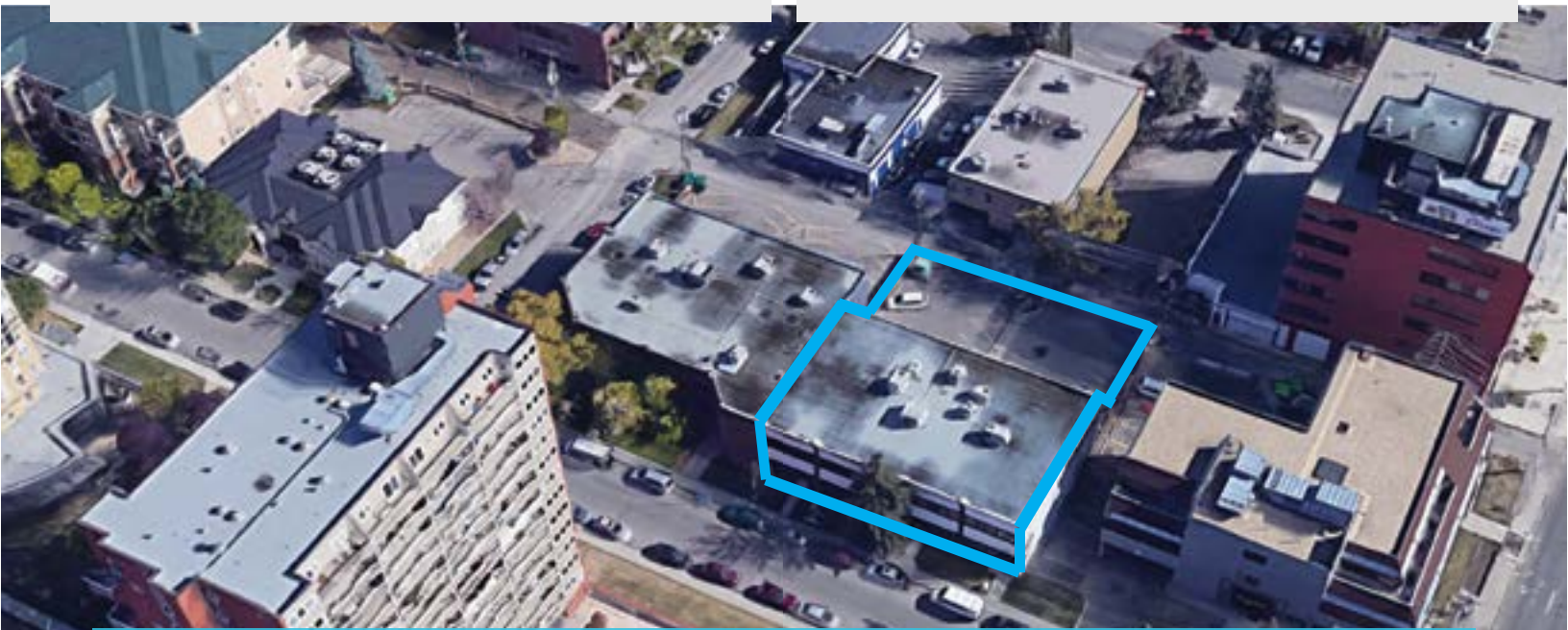
CALGARY | AB

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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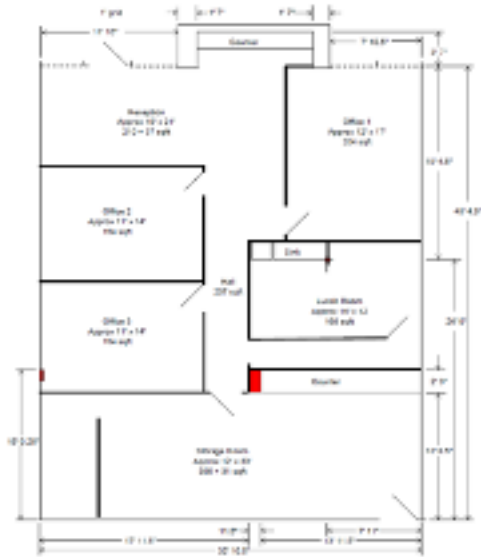
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UNIT 101: ±1,759 SQ.FT.

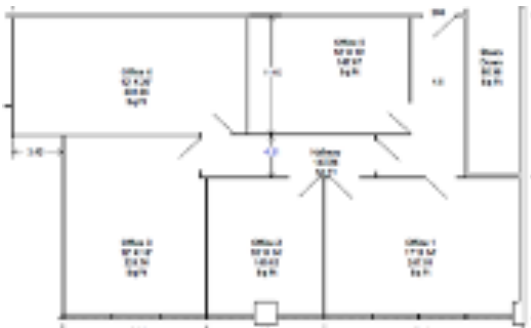


UNIT 102: ±2,237 SQ.FT.

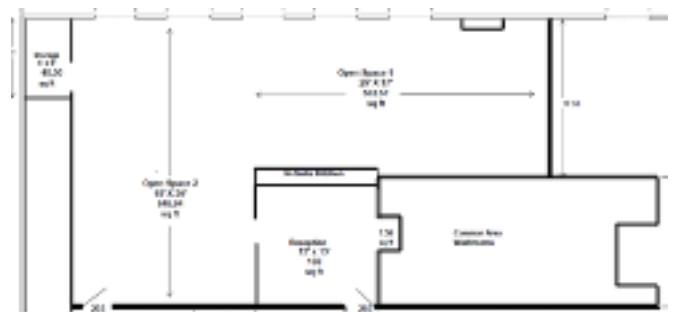


- Unit 101 & 102 can be combined for ±3,996 sq.ft.
- Private main floor access off 2nd Street.
- Common bathrooms & kitchenette/lunchroom.

UNIT 200: ±1,287 SQ.FT.



UNIT 203: ±1,437 SQ.FT.



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



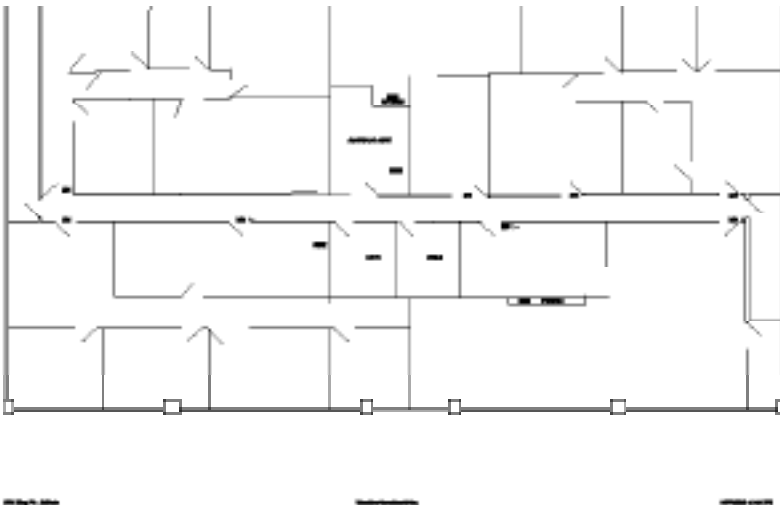
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	UNIT	SQ.FT. (±)	STATUS	DESCRIPTION
MAIN FLOOR	100	2,018	Occupied	Real Estate Brokerage
	101	1,759	Available	Reception, 3 offices, board room, lunch room, storage room
	102	2,236	Available	Reception, 4 offices, board room, optional flex/ storage room 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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