

FOR SALE / LEASE 5718 - 1A Street SW, Bay 109

Calgary, AB



EXCELLENT LOCATION - LRT AND MANY AMENITIES CLOSE BY FRONT SHOWROOM / OFFICE / OPEN SHOP AREA

Property Details

District Manchester

Legal Description Plan 0410501; Unit 5,6,17,18 & 43

Ceiling Height 21' Clear

Loading 2 (12' x 14') Drive In, Overhead Doors

Power 2 Panels, 225A, 120/240V, 3 Phase 4 Wire

Zoning I-G (Industrial-General)

Year Built 2004

Parking 5 designated stalls (1 underground)

Sale / Lease Particulars

Total Area6,016 SFMain Floor Display/Office1,776 SFMain Floor Warehouse2,519 SFSecond Floor Mezzanine1,721 SFSale Price\$1,390,000

Property Taxes (2017) \$8,029 per annum

Condo Fees (2017) \$1,398 per month

Lease Rate \$13.00 PSF per annum

Op. Costs (2017 Est.) \$4.00 PSF per annum

Available Immediately

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Floor Plan







