

# \$24 - 115 & 116, 5718 1a Street Sw, Calgary

MLS® #A2135152

## \$24

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester, Calgary, Alberta

Professionally managed building, currently approved for Office, Instructional, Retail and Entertainment uses. The main floor consists of a showroom, 3 large classrooms, 1 bathroom, kitchen area, and small warehouse storage with grade level loading door. There are 4 large classrooms, 1 office, 2 bathrooms, plus front & rear stairwells on the 2nd floor.

High-quality improvements throughout and significant upgrades to the mechanical systems with additional makeup air unit. Seller has spent approx. \$550,000 in upgrades. City approved up to 60 people currently (tbv).

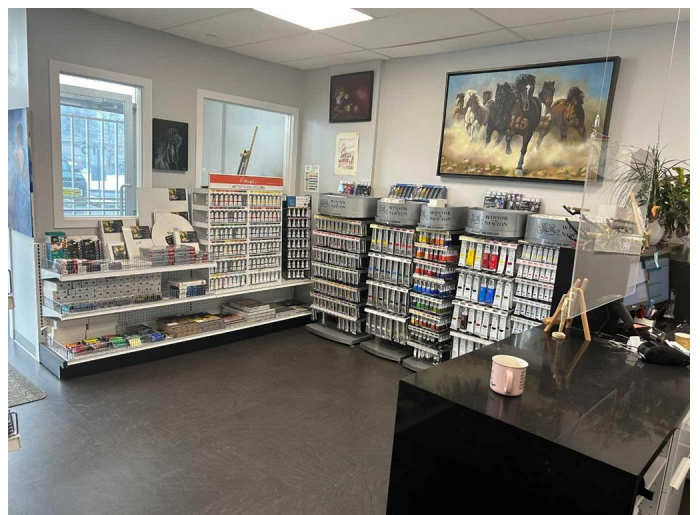
Playground directly across the street. Parking includes a mix of assigned stalls, visitor stalls, and street parking. Centrally located with easy access to Macleod Trail and Blackfoot Trail. Close to Chinook Shopping Centre and LRT.

Built in 2004

## Essential Information

MLS® #	A2135152
Price	\$24
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information



Address	115 & 116, 5718 1a Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0E8

### **Amenities**

Parking Spaces	4
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### **Interior**

Cooling	Other
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### **Additional Information**

Date Listed	May 24th, 2024
Days on Market	291
Zoning	I-G

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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