



## 5544 1A Street Calgary Alberta

\$1,750,000

Light industrial (or re-designation) opportunity close to downtown, major arteries and amenities. This unique development property is a 12,500 sq ft end corner lot that has street access from three sides. This property is zoned Industrial Redevelopment (I-R) and is within the Manchester Redevelopment Plan area. Adjacent and near-by land uses include retail, office, multi-family and medical. There is a park with a children's play area just across the street. There has been considerable development and use reclassification in the area. Currently there is a free standing building with an automotive repair business. There are 12 onsite parking stalls plus lots of street parking. There is also a 5000 sq ft secure fenced storage yard. The current owner/user may leave the business name and phone number with sale. This is not a business sale nor a share sale although service equipment maybe included. This is a prime development property and a possible automotive use opportunity for the right buyer. The lot and building could be leased to help carry while waiting for approvals. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<https://www.calgaryhomepros.com/>



See

**Mirror**

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