

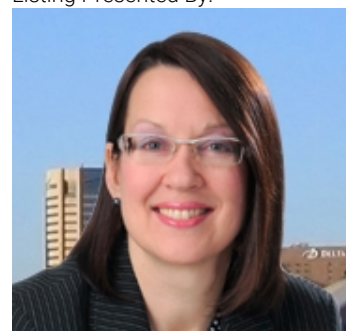


## 5544 1A Street Calgary Alberta

\$1,780,000

Ready to sell for an owner/user. Prime automotive or other business location. Buyer sourced financing now available. This is also a perfect opportunity as a development parcel with a variety of uses. It's just a couple of blocks off of McLeod Trail, close to Chinook Mall and the LRT Station. There is also a kid's park and play ground just across the street. This would make an ideal location for a day care. Potentially main level retail with upper day care and a roof-top play area?? This unique development property is a 12,500 sq ft end corner lot that has street access from three sides. It 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 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. In addition there is a 5000 sq ft secure fenced storage yard. The current owner/user may leave the business name and phone number with sale. Service equipment maybe included. This is a prime development property and/or a "close in" owner-user opportunity. If planning a development then the lot and building could be leased to help carry while waiting for approvals. (id:6769)

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