

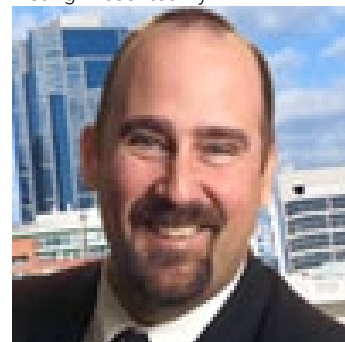


## 5544 1A Street Calgary Alberta

\$1,690,000

Light industrial (or redesignation) opportunity close to downtown, major arteries and amenities. Currently there is a freestanding building on this 12,500 sq ft end corner lot that has street access from three sides. There are 12 onsite parking stalls plus lots of street parking. There is also a 5000 sq ft secure fenced storage yard. 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. The current use is an automotive service and repair business and there has been considerable development and use reclassification in the area. . 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 there maybe automotive service equipment included if desired. This is a prime development property and/or automotive use opportunity. The lot and building could be leased to help carry while waiting for approvals. (id:6769)

Listing Presented By:



Originally Listed by:  
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