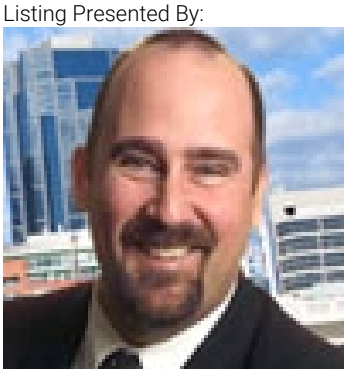


5700 1 Street Calgary Alberta

$2,200,000

Property OverviewThis is a prime owner-user or investment opportunity located within the established Summit Park Business Center. The property is configured with a main floor office and an adaptable warehouse component (capable of expansion), complemented by a fully built-out second-floor office. Main Floor Tenanted till Oct 2027 but option to move out early & Upper floor Tenanted until Oct 31, 2027 and would be open torenewing.Spatial ConfigurationoMain Floor: Features a welcoming reception area, a large kitchen, and 7 private offices (including 3 with full-height windows). The office is 3206 sqft with the warehouse 1,638 sq. ft. of clear-span space, a 415 sq. ft. standalone mezzanine, and two 12' x 14' drive-in overhead doors. Ceiling height 24 ft. oSecond Floor: A fully self-contained, separated office built out with a dedicated reception area, 7 private offices, a boardroom, a kitchen, two washrooms, and two storage rooms. The sqft is 2989 sqftoParking: Generous parking allocation including 13 designated surface stalls and 1 titled stall. The condo fees include: Management fee, Property Taxes for common areas, reserve fund, common area insurance. Location and ConnectivitySituated at 140, 5700 1st Street SW second floor unit has it's address #138, this location offers significant logistical and operational advantages. Positioned just off Macleod Trail with immediate connections to Glenmore Trail and Deerfoot Trail, the property sits minutes from Calgary's downtown core. The surrounding district is highly serviced, providing quick access to CF Chinook Centre and nearby Calgary Transit LRT stations, ensuring excellent commuter convenience and high visibility. (id:6769)

Listing Presented By:



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