

5544 1A Street, Calgary T2H 0E7

MLS®#: **A2135000** Area: **Manchester** Listing Date: **05/27/24** List Price: **\$1,780,000**
 Status: **Active** County: **Calgary** Change: **+\$30k, 24-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Industrial Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **12,500 sqft**
 Lot Shape: **125 x 100**

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
143
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Accessible to Major Traffic Route, Direct Access, Major Shopping Nearby, Paved Road, Public Transportation Nearby**

Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **II-R (Industrial Redevelo**
 Legal Desc: **5454AC**

Remarks

Pub Rmks: **Ready to sell for an owner/user automotive location with buyer sourced financing or as a development parcel with many potential uses. Call for new listing updates. 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. Main level retail and 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 a possible automotive use opportunity for the right buyer. If planning a development then the lot and building could be leased to help carry while waiting for approvals.

Inclusions:
Property Listed By:

See chattels inventory schedule
RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



