



THE
A-TEAM

**RE/MAX
FIRST**

5332 2 Street, Calgary T2R 0W4

MLS® #: **A2169770**

Area: **Manchester**

Listing Date: **10/01/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Commercial Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **6,253 sqft**
Lot Shape: **15.26 x 38.07**

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

DOM

113
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

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

Access: **Accessible to Major Traffic Route,Back Alley Access,Direct Access,Major Shopping Nearby,Mixed,Public Transportation Nearby,See Remarks**
Lot Feat: **Back Lane,City Lot,Cleared,Interior Lot,Other,See Remarks**
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> Legal/Tax/Financial | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|

Title: **Fee Simple**
Legal Desc: **5454AC**
Zoning: **C-COR2**

Remarks

Pub Rmks: **LAND ASSEMBLY. Must be purchased with MLS #A2170786. Attention Builders and Developers: Prime Vacant Land! Explore this exceptional opportunity to acquire 581 sq. m (6,254 sq. ft.) of commercially zoned land, ideally situated in the highly sought-after community of Manchester. The nice liveable home to the South at 5336 2 Street SW, located beside this property, MUST be purchased with this one. EXPAND your investment and purchase the 150' vacant property to the North of this one (MLS #A2153760) and own a total of 250'. This property, located just three blocks northeast of Chinook Centre—Calgary's largest and most popular shopping destination—offers immense potential for new development. Scroll the photos (read the photo descriptions), and drive by this intriguing site. Call today for more information.**

Inclusions:
Property Listed By:

None
eXp Realty

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

