



FOR SALE

8,688 Square feet free standing building

4710 1 Street SW Calgary, Alberta.



Peter Whitehead
403-992-7294
petergwhitehead@icloud.com



PROPERTY INFORMATION

4710 1 Street SW, Calgary, Alberta

	MUNICIPAL ADDRESS	4710 1 Street SW, Calgary, Alberta		LOADING	Grade Level
	LEGAL DESCRIPTION	Plan 5360AM, Block 5, Lots 3-5		CEILING HEIGHT	Warehouse: 16 ft. Office/Showroom: 8 ft.
	BUILDING SIZE	8,688 Square Feet		YEAR BUILT	1972
	SITE SIZE	8,995 Square Feet		POWER SERVICE	3-Phase, 4-Wire, 400A / 220V Service
	ZONING	I-R Industrial		PROPERTY TAXES (2026)	\$31,894
	PERMITTED USES	Automotive, storage, salvage, manufacturing, light industrial, instructional uses, and other compatible industrial activities.		PARKING	6 Stalls



SALE PRICE

\$1,450,000



PROPERTY HIGHLIGHTS



FENCED & PAVED
Back yard storage area



STORAGE TENT INCLUDED



SHOWROOM ON MAIN FLOOR
Includes washroom



SECOND FLOOR OFFICE
Includes washroom

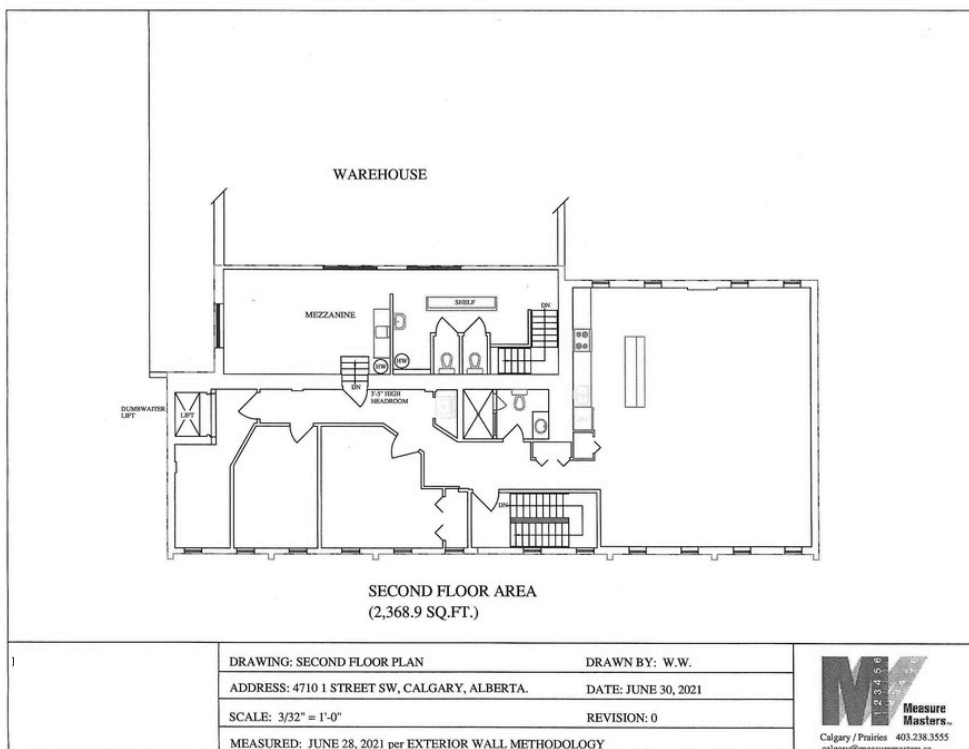
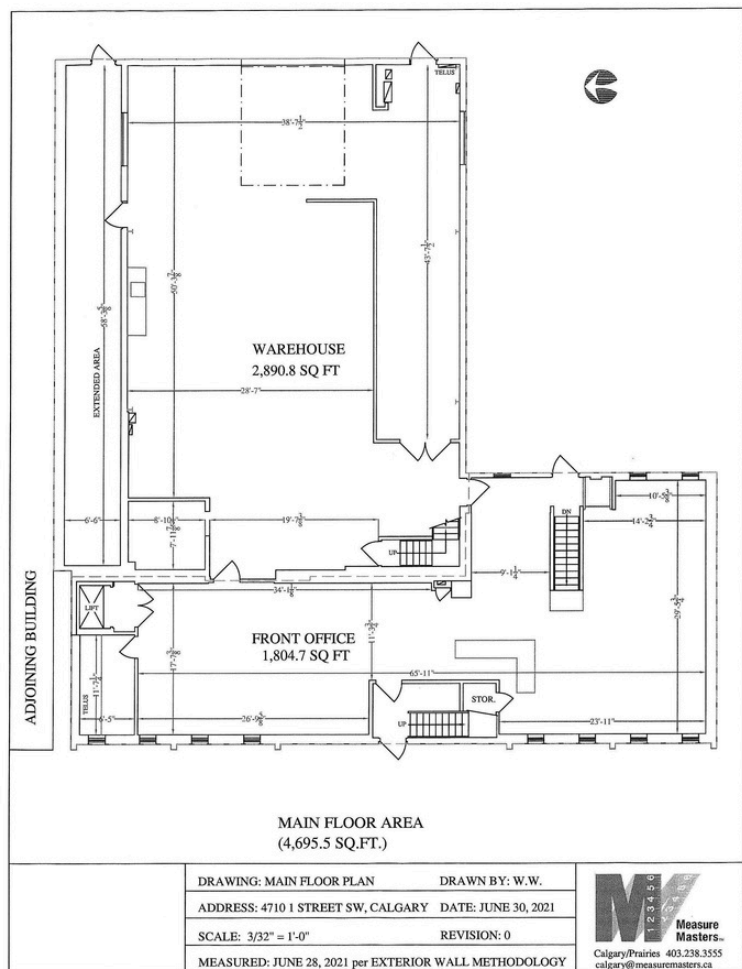


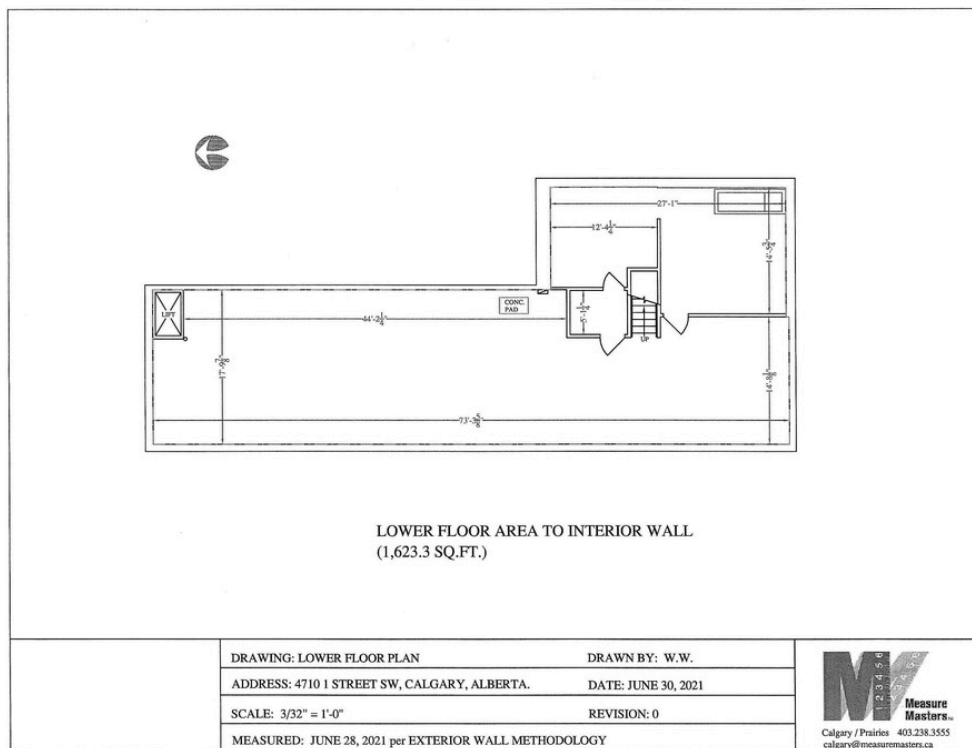
STAFF KITCHEN
Located on second floor



PRIME MANCHESTER INDUSTRIAL LOCATION

Property is located in the desirable Manchester Industrial area one block south of Macleod Trail.





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