

**AVISON  
YOUNG**

# 5700 1 Street SW

Calgary, Alberta (Unit 85 & 86)



**For more property information**

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**FOR SALE**

5,970 SF Industrial Condo



# Property overview

## ADDRESS

5700 1 Street SW, Calgary, AB  
(Unit 85 & 86)

## DISTRICT

Manchester Industrial Park

## ZONING

I-G (Industrial General)

## SIZE

Warehouse: ± 3,300 SF  
Office: ± 1,700 SF  
Mezzanine: ± 970 SF  
Total: ± 5,970 SF

## LOADING

2 x drive-in door (12'x16')  
1 x drive-in door (12'x8')

## CLEARANCE

24'

## POWER

2 x 200 amps (tbv)

## PARKING

8 dedicated parking stalls

## PURCHASE PRICE

\$1,400,000

## PROPERTY TAXES

\$32,449.94 (2023 est.)

## CONDO FEES

\$1,685.99 (2023 est.)



## Opportunity

Avison Young is pleased to present the opportunity of an I-G zoned industrial condo for sale in Manchester Industrial Park.

- Highly desirable area, directly across from Chinook Mall
- Zoning allows for a variety of industrial uses
- End cap unit provides easy accessibility
- Potential for showroom with a drive-in door at the front
- Immediate access to MacLeod and Glenmore Trail

## Specifications:

This industrial condo is fully equipped with the following:

- Multiple drains and double compartment sump
- Fully sprinklered throughout
- Make-up air system installed (cfm tbv)
- Full alarm and camera system installed
- 1" water line throughout warehouse
- Full washroom with shower



**±5,970**  
Square Feet



**24'**  
Clearance



**8**  
Parking Stalls



**3**  
Drive-In Doors

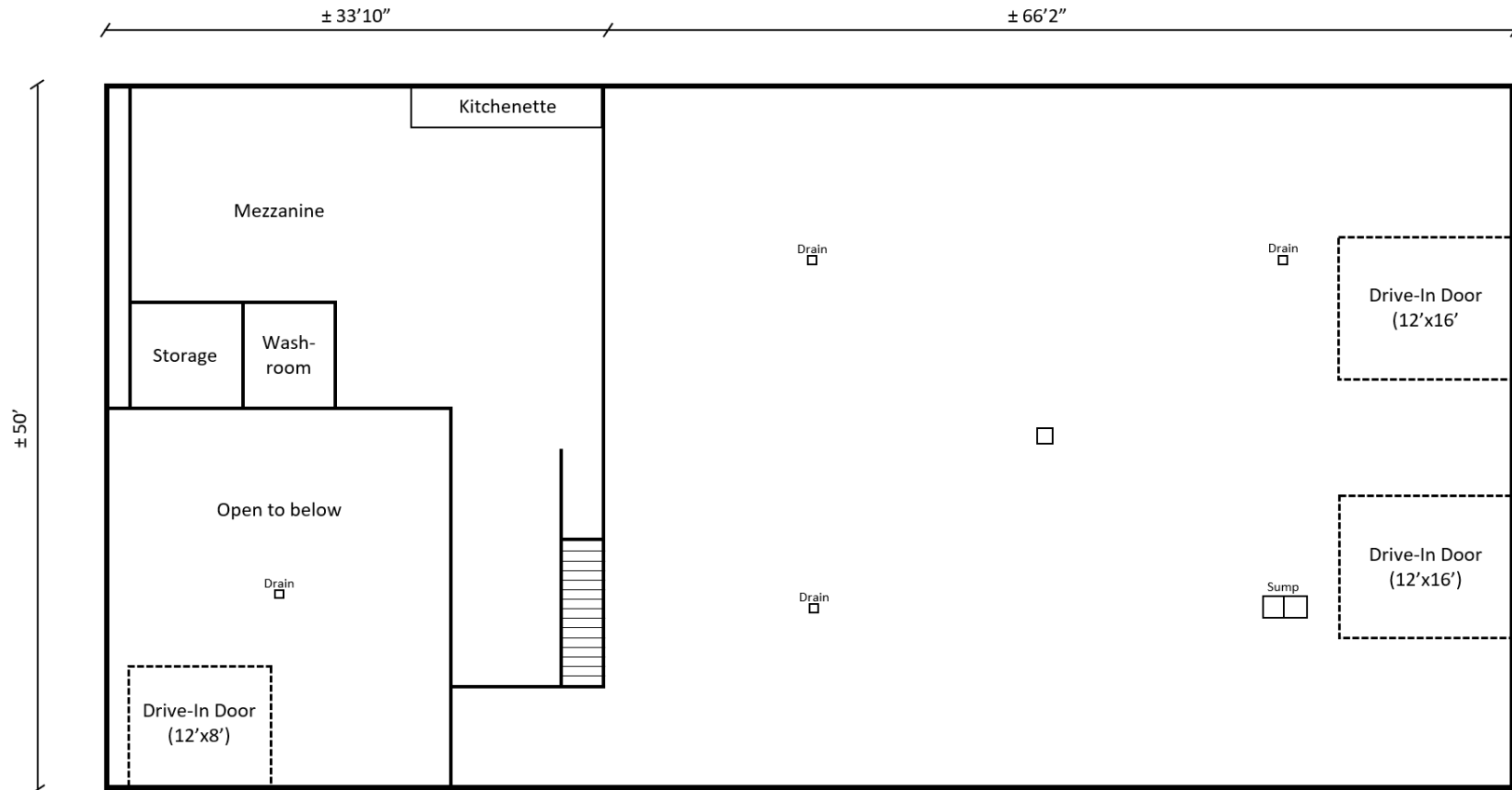


**2 x 200**  
Amps (tbv)





# Floorplan



\*The area below the mezzanine has been restored to shell condition.





Downtown Calgary

MacLeod Trail

1A Street SW

58 Avenue SW

Subject  
Property





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