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5529 3 Street SE
Calgary, Alberta

MLS # A2209908



\$20 per sq.ft.

Division: Manchester Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,820 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.92 Acre

Sewer: -

Lot Feat: Low Maintenance Landscape

Inclusions: Gorbelt 1 Ton Crane, some office furniture

Rare single tenant industrial building in the highly desirable Manchester Industrial available for lease. Large, bright, and clean shop space. Secured yard with drive around access. 7 overhead doors. Wash bay. Great frontage with ample parking. MUA and two compressors. 400 amps, 3-phase. 2291 sqft parts mezzanine with forklift loading access. Ample office space. Two front entrances. Pylon signage. Don't miss this opportunity to be in this prime central location with excellent access to Glenmore, Macleod, Deerfoot, and city centre. Available immediately.