

FOR SALE

CDNGLOBAL[®]



SUMMIT PARK

#117, 5718 1A Street SW Calgary, AB

PROPERTY OVERVIEW

ADDRESS	5718 1A Street SW
SUITE	117
SIZE	Main Floor: 2,667 SF Second Floor: 2,154 SF Total Area: 4,821 SF
ZONING	I-G (Industrial – General)
OFFICES	Main Floor: 3 + Boardroom Second Floor: Partially Complete
YEAR BUILT	2004
PARKING	4 Reserved Surface Stalls
BUILDING TYPE	Wood-Frame
LIST PRICE	\$1,099,000.00



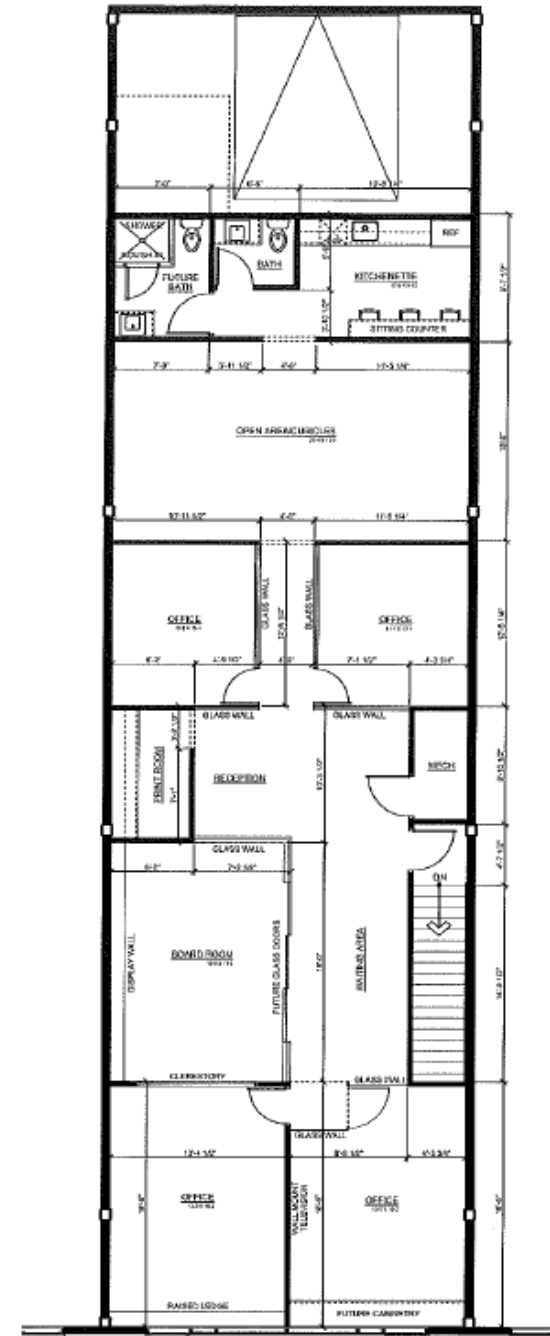
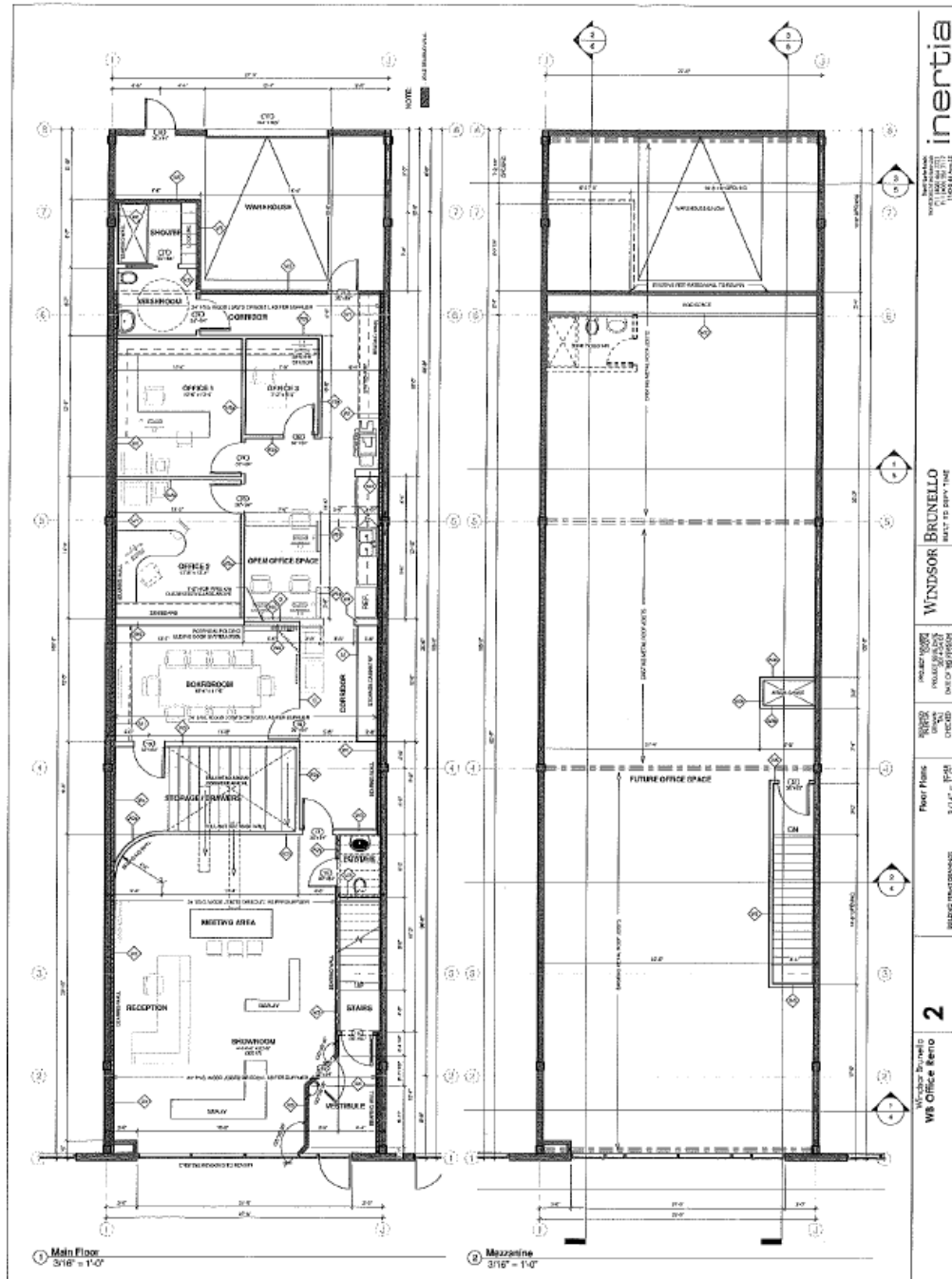
THE OFFERING

CDNGLOBAL is pleased to present the opportunity to acquire #117, 5718 1A Street SW, located in the Summit Park Complex of Southwest Calgary, Alberta. Conveniently located just off Macleod Trail, Summit Park is a stones-throw to the Downtown Core, but still easily accessed from Glenmore Trail and Deerfoot Trail. There are many amenities nearby including CF Chinook Centre and the Calgary Transit LRT system.

The main floor is fully finished with a showroom, board room, built-in kitchen, offices, storage room and warehouse with overhead door. The second floor is partially finished and ready for completion. The proposed floorplan dictates the potential for four office spaces on the second floor.

Parking for this unit is conveniently located at both the front and the back of the building. Two reserved surface stalls face the retail space on the main floor, and two surface stalls are reserved at the back of the building near the warehouse entrance.





INTERIOR PHOTOS



FOR SALE

#117, 5718 1A Street SW Calgary, AB

LOCATION




CDNGLOBAL[®]

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