



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

3, 5525 4 Street SE  
Calgary, Alberta

MLS # A2269648



**\$699,900**

**Division:** Manchester Industrial

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,089 sq.ft.

**Zoning:** IC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Heater, Garage Door & Openers, Sprinkler System, Individual Meters for Utilities

Premium Commercial Space in Calgary's Southwest THE COMMERCE Located near Calgary's prestigious SW communities and the city centre, THE COMMERCE offers premium commercial bays ideal for a wide range of professional businesses. Its highly visible and accessible location naturally attracts a discerning clientele, making it an excellent fit for companies seeking a strong presence in this sought-after area. With flexible sizing options and the ability to customize, each bay provides over 2,000 sq. ft. including mezzanine potential. The building features contemporary architectural design and clean, modern lines, giving businesses the opportunity to create a professional space that reflects quality and sophistication. High ceilings, open layouts, and the potential for premium interior finishes allow you to design a welcoming and elevated environment tailored to your needs. Whether you envision a well-lit showroom, a polished workspace, or a customer-focused lounge on the mezzanine, the bays offer the versatility to bring your concept to life. Ample parking and convenient access ensure ease for both clients and employees. While the location is well suited to businesses connected to the nearby VAULTS community and its clientele, THE COMMERCE also supports a wide range of compatible commercial uses. Its placement in an area home to many high-net-worth individuals provides strong potential for businesses looking to serve an established, affluent market. More details available in the photos and supplements.