



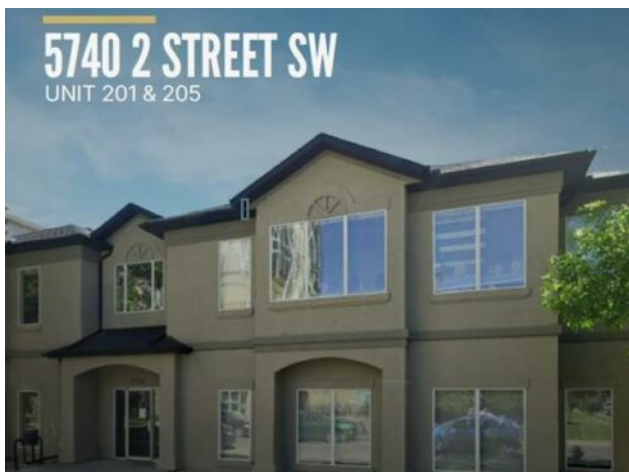
GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

201 & 205, 5740 2 Street SW
Calgary, Alberta

MLS # A2286032



\$799,999

Division: Manchester Industrial

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,117 sq.ft.

Zoning: Direct Control 23Z82

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Positioned along 2nd Street SW, the property offers convenient access to Calgary's major transportation routes and is surrounded by established businesses within the Manchester industrial district. This multi-tenant commercial and office building features a diverse mix of professional services, office users, and light industrial occupants. Located in the Manchester / Alyth-Bonnybrook area, the property benefits from a well-established blend of industrial, commercial, retail, and service businesses, along with strong connectivity to Calgary's key transportation corridors.