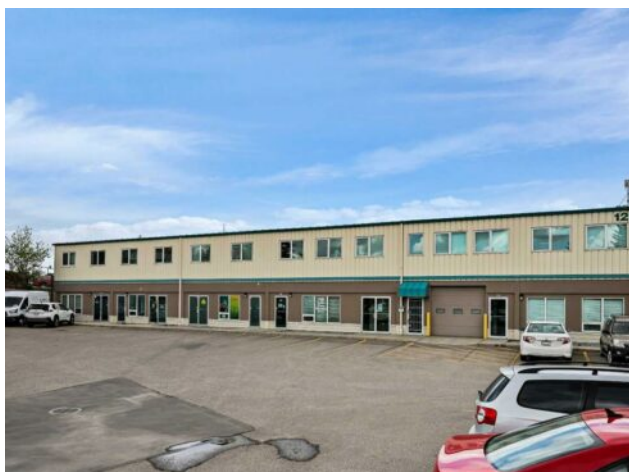


108, 112, 1289 Highfield Crescent SE
Calgary, Alberta

MLS # A2218550



\$1,200,000

Division:	Highfield
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Kemptra Business Centre
Bus. Name:	-
Size:	5,237 sq.ft.
Zoning:	I-G

Heating:	Forced Air, Natural Gas, See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable Connected, Natural Gas Connected
Exterior:	Mixed, Stucco, Wood Frame	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	Landscaped, Paved
Inclusions:	Office furniture and partitions negotiable		

Welcome to a rare opportunity in the centrally located Kemptra Business Centre—two titled commercial condo units being sold together, offering exceptional flexibility for both investors and owner-users. Total price is \$1,200,000. With a combined footprint of 5,237 square feet (Unit A: 2,862 sq. ft. | Unit B: 2,375 sq. ft.), this property delivers a unique blend of office and retail space in one of the city's most accessible business hubs. Each unit features a ground-level retail bay with double door loading access, along with a spacious, clear-span office area on the second floor. The full-height ceilings on the upper level and solid concrete floors between levels make the space feel open, bright, and ready for a variety of layouts or customizations. Whether you're looking to occupy the space yourself, lease it out, or do both, this property offers exceptional potential. One retail side is leased to a tenant until Dec. 2026. There is a lease-back opportunity for the other ground level space; rent rate to be negotiated. This building provides immediate revenue for investors or a transitional option for owner-users. Both units are air conditioned and sprinklered. Zoned I-G (Industrial General), the property accommodates a wide range of uses—from office and retail to light industrial or service-based businesses. Located with excellent proximity to Blackfoot Trail, Glenmore Trail and Downtown, it offers quick and easy access to the rest of the city, making it an ideal base for growing operations or established businesses seeking a more central footprint. Whether you're expanding your portfolio or establishing a new home for your business, these well-maintained, highly functional units check all the boxes for versatility, location, and long-term value.