

780-832-5880

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## 6, 5525 4 Street SE Calgary, Alberta

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:

MLS # A2270763



\$699,900

Division:	Manchester Industrial
Туре:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,089 sq.ft.
Zoning:	IC
	Addl. Cost:
	Based on Year: -
	Utilities:
	Parking:
	Lot Size: -
	Lot Feat: -

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

Luxury Commercial Space for the High-End Car Industry in Calgary: THE COMMERCE Nestled near the prestigious SW Calgary communities and the City Center, these luxury commercial spaces offer an unparalleled opportunity for businesses in the high-end car industry. Its prime location attracts affluent clientele, ensuring that your brand is perfectly positioned to engage high net worth individuals. With different size options and ability to customize, each bay spans over 2,000 square feet with the mezzanine. The meticulously designed commercial space can feature sleek, contemporary architecture that reflects sophistication and elegance. The interior boasts high ceilings, expansive spaces, premium finishes, allowing you to create an inviting atmosphere that enhances the luxury experience for customers. Create a well-lit showroom designed to showcase your high-end wares, with optimal visibility and flow, making it easy for clients to explore your products. Create a dedicated client lounge area in the mezzanine, once you complete it with plush seating, complimentary refreshments, and high-end technology. This space is perfect for private consultations, ensuring clients feel valued and exclusive. Spaces are designed with efficiency and luxury in mind, catering to the needs of discerning customers. Easily accessible for clients and employees alike, ample parking is available. Calgary's Southwest and city center are home to a significant population of high net worth individuals. This commercial space is ideally suited to tap into this affluent market, offering a unique blend of luxury, convenience, and exclusivity. Attached are THE VAULTS II, privately owned garages who may become your clientele! Elevate your brand and captivate your clientele in Calgary's competitive market! MORE INFORMATION IN THE PHOTOS AND SUPPLEMENTS.