

5990 51 Street SE  
Calgary, Alberta

MLS # A2111502

**\$3,595,000**



Division:	Foothills
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,300 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	-	Lot Size:	0.97 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

11,300 SF freestanding building on 0.97 acres. Tenant's lease expires March 31, 2025 (one 3 year option to renew at market). Rare single tenant investment property. Tenant may be willing to relocate for owner-user. Office newly renovated including new kitchenette and carpet. Exposure onto 52 Street SE. Close proximity to 61 Avenue SE, 52 Street SE, Glenmore trail SE, Deerfoot Trail SE, and the Ring Road (Stoney Trail SE)