



# OFFICE/WAREHOUSE BAY WITH GRADE LOADING

**COURT ORDERED SALE**

131/132, 5700 1 STREET SW, CALGARY, AB

CHARTER TELECOM INC.

Voice & Data Solutions  
www.charter.ca



Bates Design  
INTERIOR DESIGN • WINDOW COVERINGS

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**NAI COMMERCIAL REAL ESTATE INC.**

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Edmonton, AB T6E 4Y1  
780 436 7410 | naiedmonton.com







# OPPORTUNITY

NAI Commercial Real Estate has been retained by the Court of King’s Bench of Alberta on an exclusive basis to arrange for the Judicial sale of a unique commercial condominium property located at 131/132, 5700 1 Street SW, Calgary AB. The property can accommodate a wide variety of light industrial/commercial uses.

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an “As is and Where is” basis.

➤ EAST

## PROPERTY HIGHLIGHTS

- 
 2,471 sq.ft.± unit improved with private office area, showroom/retail area, warehouse bay and 900 sq.ft.± second floor office mezzanine
- 
 Unit configuration caters to a wide variety of light industrial operations with the ability to accommodate multiple occupants
- 
 Sprinklered property with 24’ ceiling height
- 
 Located in Manchester Industrial subdivision with easy access to Macleod Trail
- 
 4 titled parking stalls included
- 
 East facing unit with high exposure to daily LRT commuters



CATERS TO A WIDE VARIETY OF LIGHT INDUSTRIAL OPERATIONS WITH THE ABILITY TO ACCOMMODATE MULTIPLE OCCUPANTS

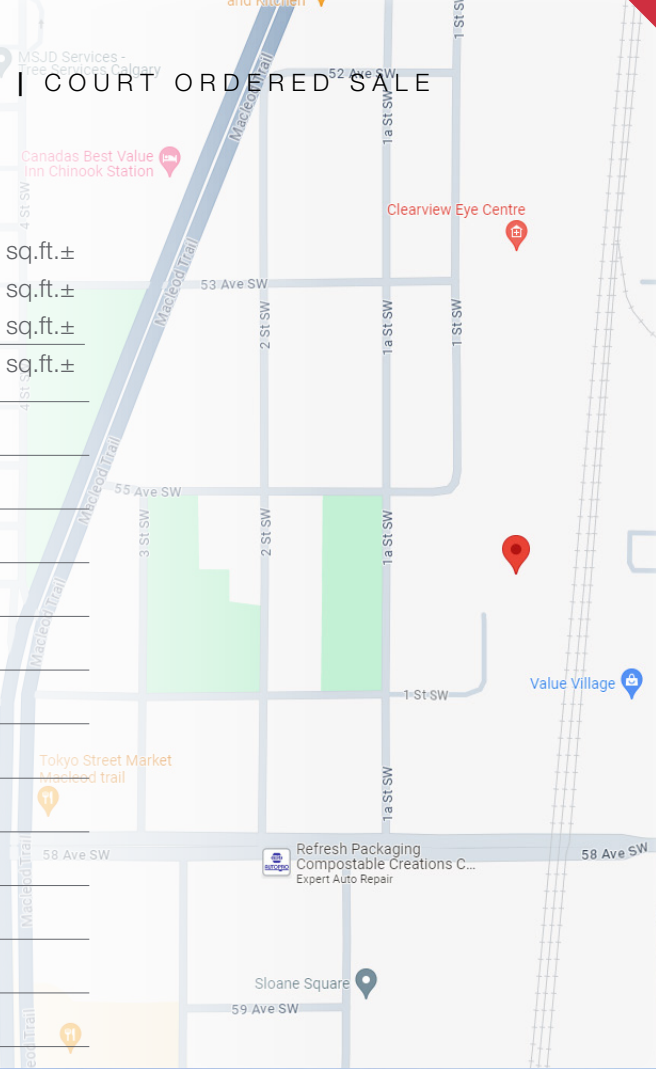
EASY ACCESS TO MACLEOD TRAIL, GLENMORE TRAIL AND BLACKFOOT TRAIL

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## ADDITIONAL INFORMATION

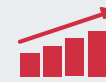
SIZE AVAILABLE	Showroom/Retail area:	1,700 sq.ft.±
	Warehouse:	800 sq.ft.±
	2nd floor office:	900 sq.ft.±
	TOTAL:	3,400 sq.ft.±
LEGAL DESCRIPTION	Units 73 and 82, Condo Plan 0410501	
YEAR BUILT	2004	
ZONING	IG - Industrial General Zone	
LOADING	(1) 12' x 14' grade door	
HEATING	Forced air	
LIGHTING	Fluorescent	
POWER	3 phase (TBC)	
CEILING HEIGHT	23' ft. (TBC by Purchaser)	
AVAILABLE	Immediately	
PROPERTY TAXES	\$20,904.83 (2023)	
SALE PRICE	\$750,000	
CONDO FEES	\$815.87/month	



# NAI Commercial



**169,336**  
DAYTIME POPULATION



**2.4%**  
ANNUAL GROWTH 2023 - 2033



**211,884**  
EMPLOYEES

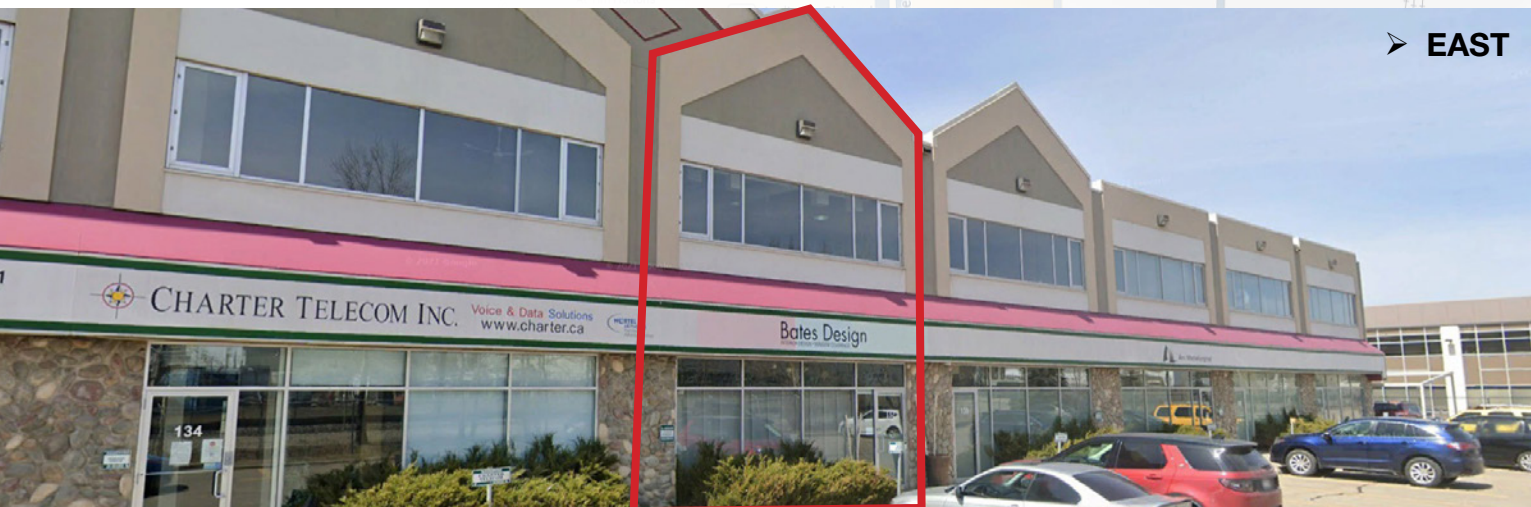


**12,284**  
BUSINESSES

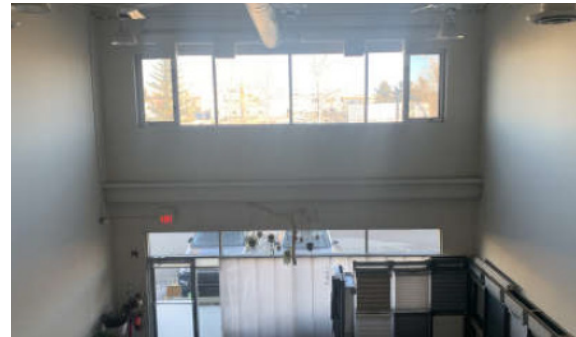
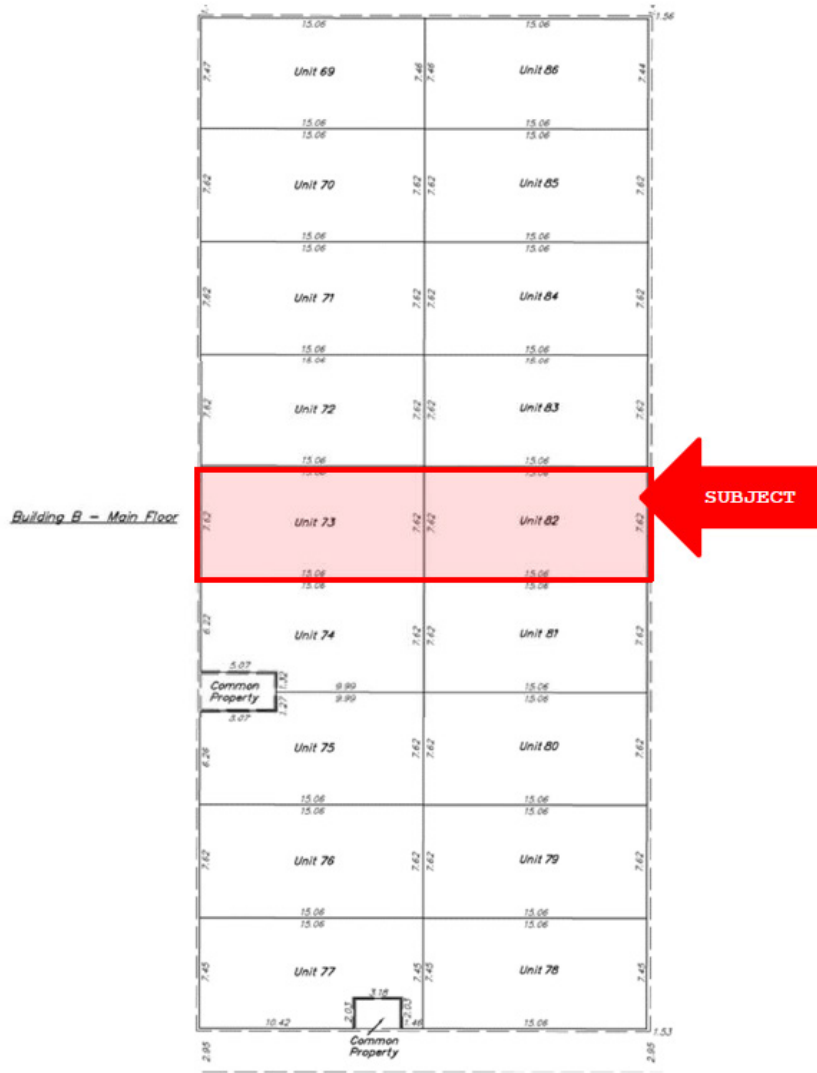


**\$7.9B**  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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