



*WE ARE*  
**COMMERCIAL**

**1020, 220 MANNING ROAD NE**  
FOR SALE



PRESENTED BY

**DARRELL KOLBJORNSRUD**

**403.689.0782 | [DARRELL@REMAXCP.CA](mailto:DARRELL@REMAXCP.CA)**

# THE PROPERTY

1020, 220 MANNING ROAD NE

## HIGHLIGHTS

- Very unique build out, One of a kind fixtures and features.
- Close to numerous parks, shops and restaurants.
- Condo fees are \$400/month.
- Property Tax \$6,000/annually.
- Good access to to Deerfoot and Blackfoot trail.

Price	\$1,100,000
Size	2,390 SQ FT
Stories	2
Parking	Off Street Covered & Street
Zoning	I-C
Building Class	Industrial/ Commercial



**RE/MAX**  
COMMERCIAL  
PROPERTIES

Studio Area



Executive Finishes



Studio Area



Workspace



Garage Bay



Covered Deck



**Kitchen**



**Access to Covered Deck**



**Bathroom**



**Workspace**



**Studio Area**

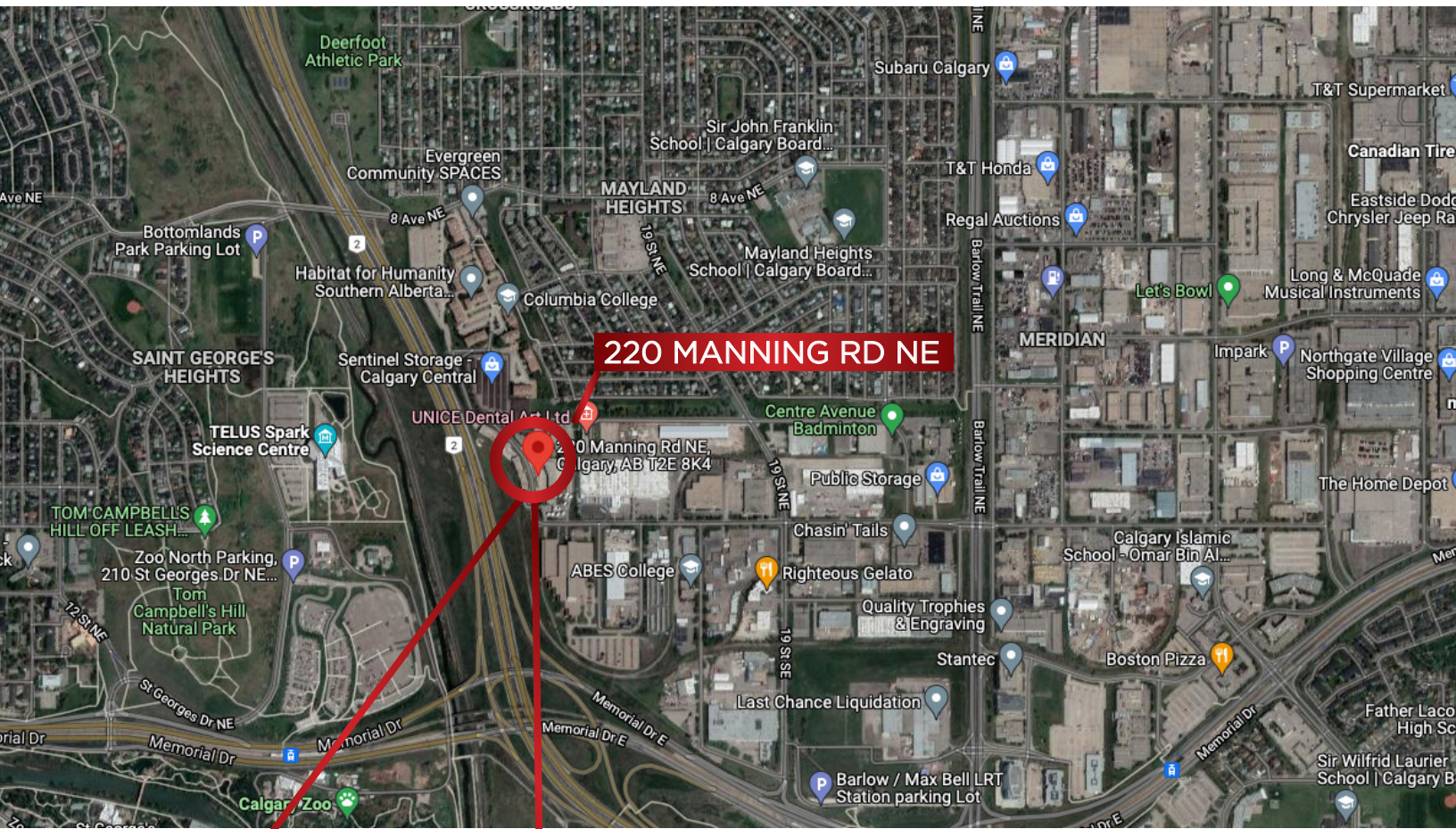


**Studio Area**



# THE LOCATION

## 1020, 220 MANNING ROAD NE



This unit has a very unique build out, with one of a kind fixtures and features. This space will work for a tech company, engineering company, Art studio space, etc. You will find good access to Deerfoot Trail and Blackfoot Trail as well as close proximity to parks, shops, and restaurants.

CALGARY & RED DEER'S  
ONLY EXCLUSIVE

**COMMERCIAL BROKERAGE**

**RE/MAX**  
COMMERCIAL  
PROPERTIES

INDUSTRIAL \*LAND \*MULTI FAMILY \*INVESTMENTS \*OFFICE

**PROPERTY MANAGEMENT**

**CALGARY**

#202, 1680 40 Ave SW  
Calgary, AB T2T 6T8  
403.204.9300  
[www.remaxcp.ca](http://www.remaxcp.ca)

**RED DEER**

#401, 4911 51 Street  
Red Deer, AB T4N 6V4  
403.986.7777  
[www.reddeercommercial.com](http://www.reddeercommercial.com)