

EXECUTIVE OFFICE, COMMERCIAL BUILDING, & GARAGE CONDOS *FOR SALE*

MANCHESTER
PROPERTIES INC.

2107 - 2115 SIROCCO DRIVE SW
CALGARY, AB T3H 5P1

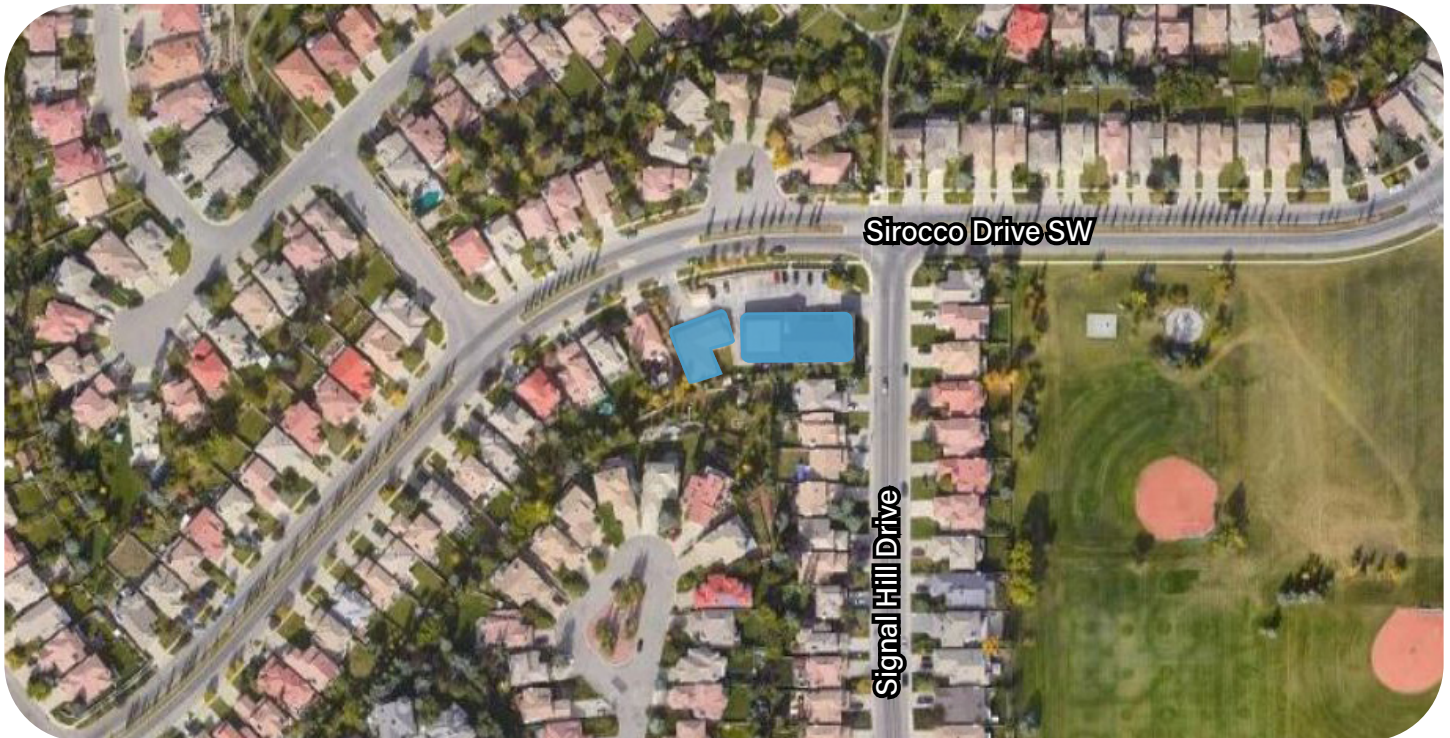


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OWNER USER and/or Investor Opportunity

**All lines are approximate*

Unit 2, 2107:	4,036 Sq. Ft. (+/-) Office Condo	Price:	\$1,900,000
Unit 3, 2107:	1,206 Sq. Ft. (+/-) Warehouse Condo	Price:	\$499,000
Unit 5, 2115:	2,303 Sq. Ft. (+/-) Commercial Condo	Must be Purchased with Unit 6	
Unit 6, 2115:	2,443 Sq. Ft. (+/-) Commercial Condo	Price:	\$1,650,000 for Unit 5 and 6
Total Available:	9,988 Sq. Ft. (+/-)	Property Taxes:	
Unit 3 Loading:	14' W x 14' H at front & 8' W x 8' H at rear	Unit 2, 2107:	\$6.70 per Sq. Ft. (2024)
Ceiling Height:	16' (+/-) In warehouse	Unit 3, 2107:	\$0.72 per Sq. Ft. (2024)
Zoning:	C-N2	Unit 5, 2115:	\$5.94 per Sq. Ft. (2024)
Year Built:	2006	Unit 6, 2115:	\$6.96 per Sq. Ft. (2024)
Condo Fee:	TBD		

Unit 3 can only be purchased with Unit 2 or Units 5 & 6, Respectively.

Note: The Entire property is available for sale. Units 1 and 4 are listed for sale with Core Commercial.
2107 Sirocco Drive SW total unit area: 10,872 Sq. Ft. + Bonus mezzanine area of roughly 550 Sq. Ft.
2115 Sirocco Drive SW total unit area: 4,747 Sq. Ft.
Total unit area available: 15,619 Sq. Ft.

Upper level Executive Office

**Unit 2, 2107 Sirocco Drive SW**

This 4,037 Sq. Ft. office has been beautifully finished and currently suites a professional office setting. This includes an extra large executive office with a meeting area, fireplace and a secondary office for an executive assistant. There are 5 more private offices, a large reception area, boardroom, a kitchenette with a break room and lunch room, 2 bathrooms, and a dedicated file room. The office has in floor heating + air conditioning and was thoughtfully designed to make the professionals comfortable with many windows for natural light, pleasant views, high ceilings and extra wide halls. This office condo is a rare offering in the SW suburban neighborhood of Signal Hill.

Garage + Storage Bay

**Unit 3, 2107 Sirocco Drive SW**

Available for purchase only with Unit 2, 2107 or Unit 5-6, 2115 (respectively) and will not be sold on its own.

The unit has a man door that provides direct access to the foyer so the owner and staff can drive to work, park in this 1,206 Sq. Ft. garage condo and walk into the office without having to step outside - excellent for the cold Calgary winters. Vehicle will stay warm with the underslab heating and back up unit heater. There is an oversized 14' W x 16' H overhead door providing drive in access at the front. There is also a second 8' H x 8' W overhead at the rear. A bonus mezzanine of approximately 300 sq. ft. provides an excellent space for additional storage.

Commercial Building

**Unit 5 & 6, 2115 Sirocco Drive SW**

2 titled condo units in a free standing building provide an exceptional opportunity for a professional to purchase their own 4,746 Sq. Ft. commercial building in a suburban setting.

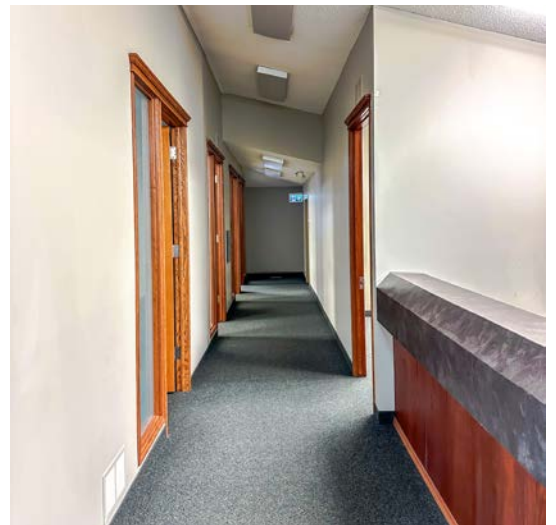
An owner user could occupy the entire building or could occupy the upper level with vaulted ceilings + fire place and lease out the lower level. Each floor has 5+ private offices, 2+ bathrooms and a kitchenette area for staff.

Units 5 and 6 must be purchased together.











FOR MORE INFORMATION, CONTACT:

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