

**AVISON
YOUNG**

5716 - 1 Street SE

Calgary, AB | Builders Park

QUALICO[®]
PROPERTIES



FOR LEASE

For more property information:

10,700 SF Warehouse | Zoned C-COR3

Tyler Wellwood, Principal
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Property overview

ADDRESS

5716 - 1 Street SE, Calgary, AB

DISTRICT

Manchester Industrial Park

SIZE

± 10,700 SF

ZONING

C-COR3

POWER

400 Amps

CLEAR HEIGHT

20'

LOADING

1 Drive-In Door (12'x12')

AVAILABLE

Immediately

NET RENT

Market (*please inquire*)

OP. COSTS

\$6.96 PSF (2025 est.)



Highlights



Flexible zoning allows for wide range of uses including retail, recreational, industrial, etc.



Landmark, historical building in Manchester Industrial



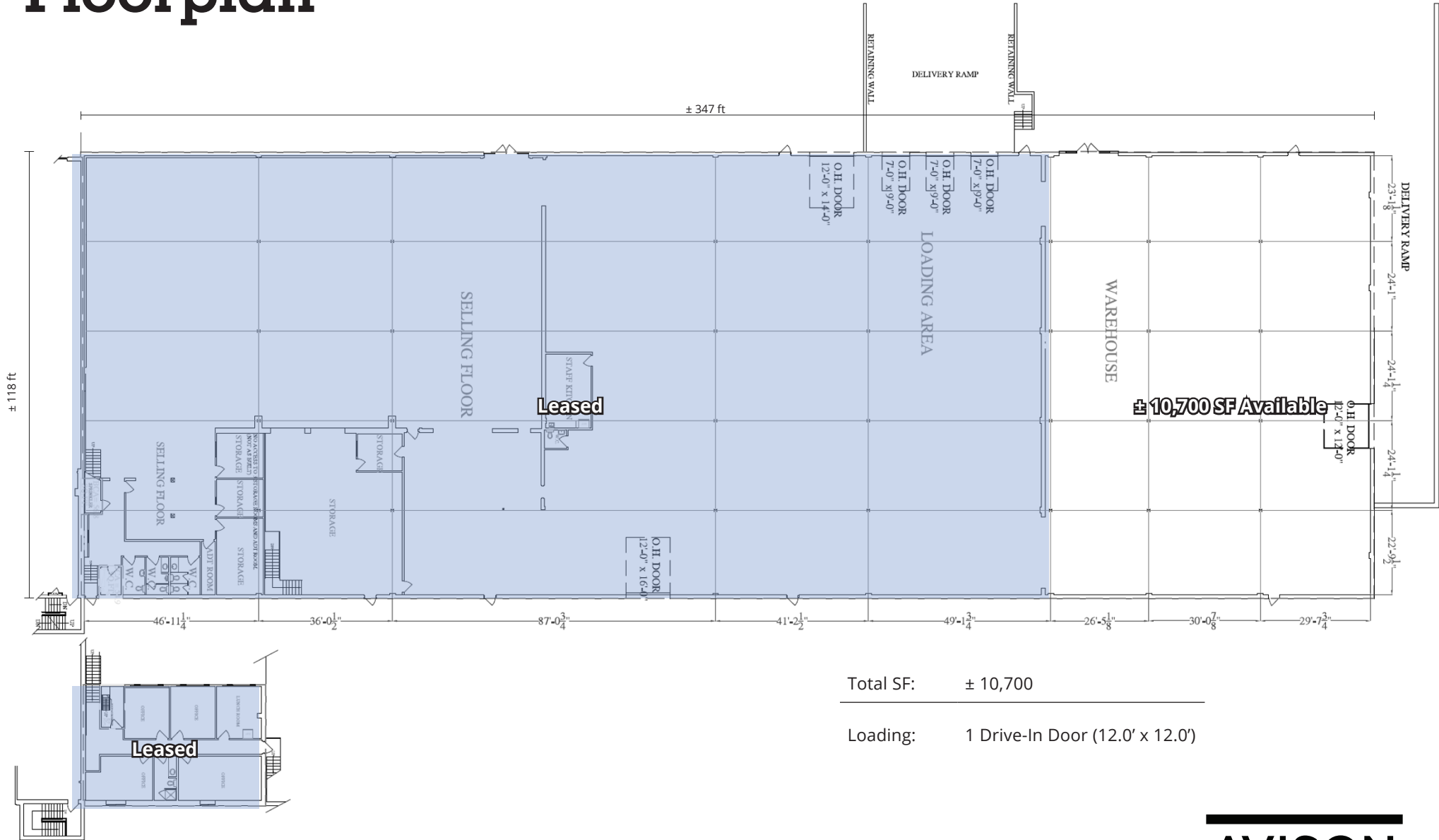
Central location, close to major thoroughways and downtown Calgary



Multiple access points / frontage throughout the building



Floorplan



Total SF: $\pm 10,700$

Loading: 1 Drive-In Door (12.0' x 12.0')

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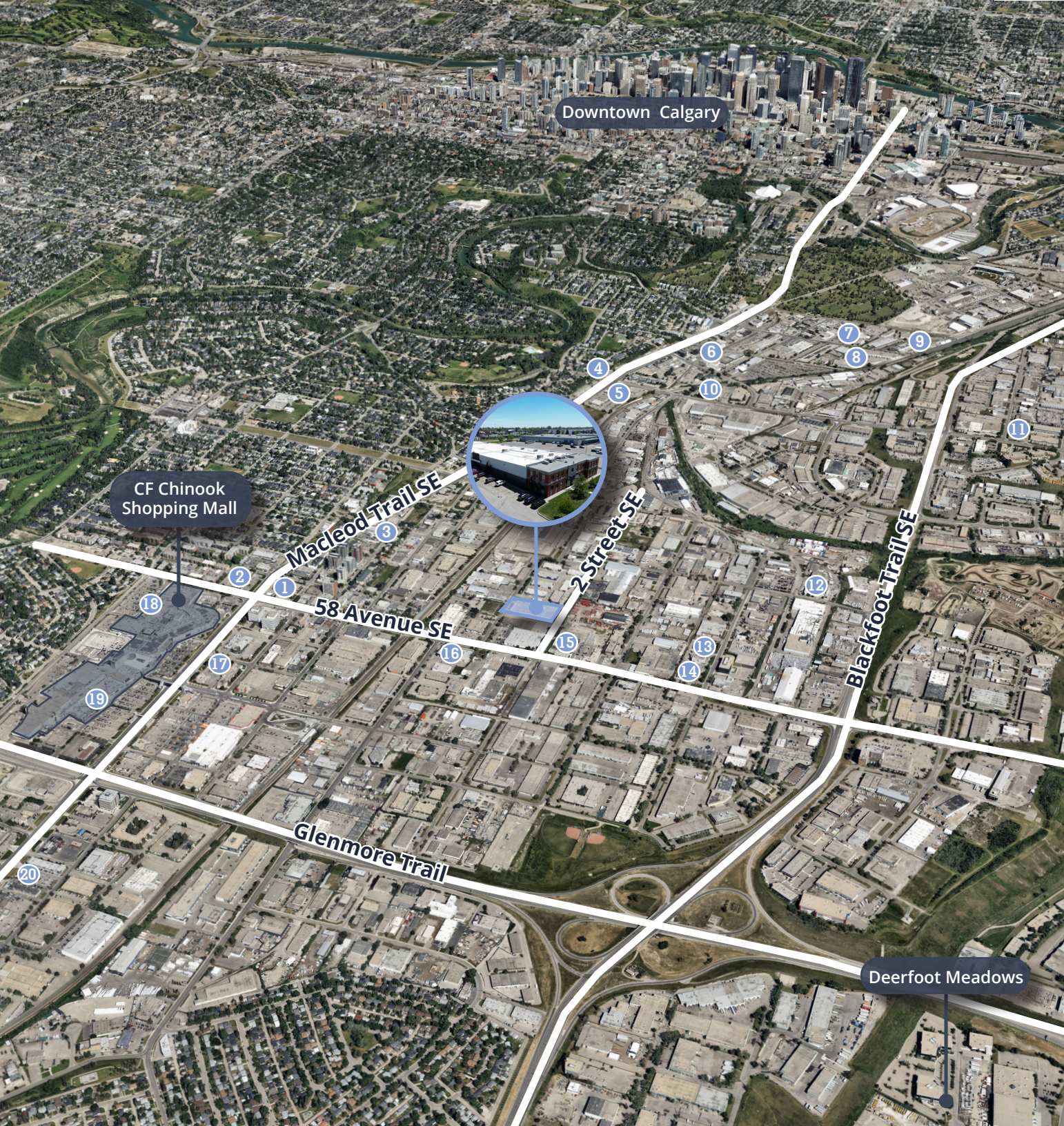
C-COR3 Land Use Bylaws

Land use - permitted uses

- Park;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D;
- Utilities;
- Artist's Studio;
- Auction Market — Other Goods;
- Beverage Container Quick Drop Facility;
- Catering Service — Minor;
- Convenience Food Store;
- Financial Institution;
- Fitness Centre;
- Health Care Service;
- Health Services Laboratory — Without Clients;
- Information and Service Provider;
- Instructional Facility;
- Library;
- Museum;
- Office;
- Pet Care Service;
- Power Generation Facility — Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Recyclable Material Drop-Off Depot;
- Retail and Consumer Service;
- Service Organization;
- Specialty Food Store;
- Supermarket;
- Vehicle Rental — Minor;
- Vehicle Sales — Minor;
- Veterinary Clinic;
- Restaurant: Food Service Only;
- Restaurant: Licensed.

Land use - discretionary uses

- Restaurant: Food Service Only;
- Restaurant: Licensed;
- Amusement Arcade;
- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Billiard Parlor;
- Brewery, Winery and Distillery;
- Cannabis Store;
- Car Wash — Multi Vehicle;
- Car Wash — Single Vehicle;
- Child Care Service;
- Cinema;
- Computer Games Facility;
- Conference and Event Facility;
- Dinner Theatre;
- Drinking Establishment — Large;
- Drinking Establishment — Medium;
- Drinking Establishment — Small;
- Drive Through;
- Food Production;
- Funeral Home;
- Gaming Establishment — Bingo;
- Gas Bar;
- Hotel;
- Indoor Recreation Facility;
- Kennel;
- Large Vehicle Sales;
- Liquor Store;
- Night Club;
- Outdoor Café;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Pawn Shop;
- Payday Loan;
- Performing Arts Centre;
- Place of Worship — Small;
- Post-secondary Learning Institution;
- Power Generation Facility — Medium;
- Printing, Publishing and Distributing;
- Recreational Vehicle Sales;
- Seasonal Sales Area;
- Sign — Class C;
- Sign — Class E;
- Sign — Class F;
- Sign — Class G;
- Social Organization;
- Special Function — Class 2;
- Urban Agriculture;
- Utility Building;
- Vehicle Rental — Major;
- Vehicle Sales — Major;
- Wind Energy Conversion System — Type 1;
- Wind Energy Conversion System — Type 2.



Driving times

Downtown Calgary: **12 Minutes**

Chinook Mall: **6 minutes**

Deerfoot Meadows: **9 minutes**

Calgary Airport: **25 minutes**

Blackfoot Trail: **2 minutes**

Macleod Trail: **3 minutes**

Glenmore Trail: **4 minutes**

Deerfoot Trail: **6 minutes**

Nearby amenities

1. Tokyo Street Market
2. O-Sullivan's Restaurant & Bar
3. Starbucks
4. A&W Canada
5. Sushi Ichiban
6. McDonalds
7. Born Brewing Co.
8. Cabin Brewing Company
9. Banded Peak Brewing
10. Alloy
11. Subway
12. Calgary Italian Bakery
13. Bow River Brewing
14. Tim Horton's
15. Red's Diner
16. Prairie Dog Brewing
17. Red Lobster
18. Boston Pizza
19. JOEY Chinook
20. Cactus Club Cafe



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Visit us online
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