

5917 1A Street SW # 203 Calgary, AB T2H 0G4

Commercial
Active

A2144970

PD:

DOM: 1
CDOM: 1

LP: \$450,000.00
LR:
OP: \$450,000.00

Banner: **Great Commercial Condo - Close to Chinook Centre and Chinook LRT!**



Trans Type: For Sale	Title: Fee Simple
County: Calgary	City: Calgary
Type: Office	SQFT: 1,330
Bus Type:	Year Built: 1977
Building Type: Low Rise (2-4 stories)	Business: No
Subdivision: Manchester Industrial	# Floors:
LINC#: 0030619647	# Buildings:
Legal Pln: 0412877	Blk:
Zoning: C-COR3	Tax Amt: \$7,389.37
Lot Size: SqFt	Tax Year: 2024
Exclusions: No	SRR: No
Reports: None	
Restrictions: Call Lister	Leg Unit #: 14
Disclosure:	
Owner Type:	
Possession: Negotiable	

Recent Change: **06/26/2024 : NEW**

Public Remarks: Currently this commercial condo unit is being used as a yoga studio, with 3 separate rooms, each treatment room has it's own sink. The front entry features a reception area with waiting room seating. The unit comes with 2 assigned parking spaces, there is also visitor parking in the building parking lot. The business currently offers therapeutic massages, chiropractic and acupuncture. Zoning C-COR 3, allows great variety of uses such as health/beauty/instructional/place of worship/office and much more. Monthly condo fee is \$1,555 and includes electricity, heating, gas, A/C, water and maintenance. The location's close proximity to the Chinook LRT train station, Chinook Mall and Macleod Trail makes this a perfect place to put your business. Call to arrange a tour of this space.

Property Information

Building Area: 1,330.43	Nearest Town:	Frontage:
Footprint SF:	Foundation:	Live Work: No
Condo Type: Conventional	Condo Fee: \$1,550.00	Fee Frequency:
Exclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"		
Access To Prop: Accessible to Major Traffic Route, Direct Access, Major Shopping Nearby, Public Transportation Nearby, See Remarks		
Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"		

Office & Retail Information

Unit#/UF: 14/768 **Lse Term Rmn:**

Parking Information

Total Parking: 2	Energized:	Common:
Parking Cost:	Designated: 2	Paved:
Parking: 2		
Complex Nm: Campbell Court	Lse Sub Lease:	Lease Type:

Agent & Office Information

List REALTOR@: Rob Campbell rob@robcampbell.ca	Phone: 403-542-7253
List Firm: CIR Realty	Phone: 403-271-0600
Firm Address: 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3	Firm Fax: 403-271-5909
Appt: Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance, any site visit will need to be done early in the day, before the business opens. Please see Agent Only Remarks for additional info.	
Showing Contact: Rob Campbell 403-542-7253	List Date: 06/26/2024
Comm: 2% of the Selling Price	Expiry Dt: 12/31/2024
LB Type/Info: None/	With Dt:
Owner Name: Romberg	Ownership: Private
Occupancy: Owner	Exclusion: No
Member Rmks: Please DO NOT visit the location without an appointment. Please provide as much advance notice as possible before a tour of the site. You can reach Rob at (403) 542-7253 This is an operating business, please ask your clients to act with discretion while on site. While in the business, please make sure to address any questions to the Listing Agent, and not to any staff that may be in the building. Please ensure that you have pre qualified your buyer to ensure that they have the financial ability to purchase this type of property. Commercial financing will require a minimum of 30% down.	SRR: No