

\$2,300,000 - 4420 1 Street Se, Calgary

MLS® #A2100766

\$2,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.34 Acres

Manchester Industrial, Calgary, Alberta

Bring to life the NEXT CHAPTER IN YOUR BUSINESS VISION - This exceptional property has been home to a SUCCESSFUL family business for over 60 YEARS and is now ready to be your ANCHOR in your business plan. PROPERTY HIGHLIGHTS INCLUDE - over 18,000 square feet of SHOWROOM / RETAIL; WAREHOUSE and OFFICE space. Commanding CHARACTER DETAILS including TIMBER BEAMS, POSTS and JOISTS and a FREIGHT ELEVATOR. The volumes all share a warmth and charm with abundant natural LIGHT and connectivity, creating an AFFIRMATIVE ENVIRONMENT for future CUSTOMER EXPERIENCES. The building is centrally located both minutes from DOWNTOWN and important TRANSPORTATION corridors PLUS the site is FENCED and PAVED. Finally, there is abundant on site and street parking available.

Built in 1959

Essential Information

MLS® #	A2100766
Price	\$2,300,000
Sold Price	\$2,100,000
Bathrooms	0.00
Acres	0.34
Year Built	1959
Type	Commercial
Sub-Type	Industrial



Status	Sold
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Community Information

Address	4420 1 Street Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G5A7

Additional Information

Date Listed	January 9th, 2024
Date Sold	February 27th, 2024
Days on Market	48
Zoning	I-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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