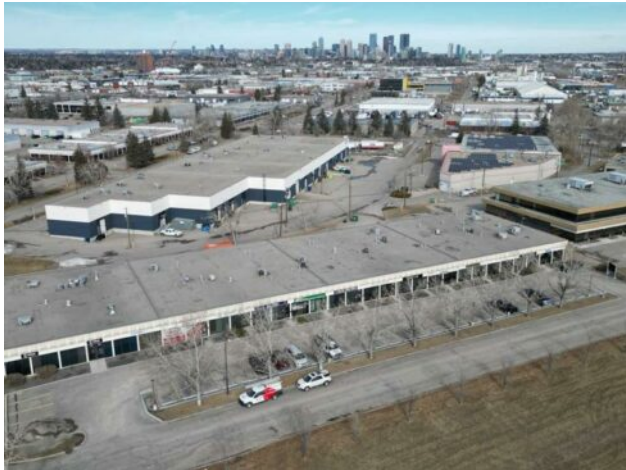


**6161 6 Street SE  
Calgary, Alberta**

**MLS # A2219602**



**\$615,000**

**Division:** Manchester Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Manchester Condominiums

**Bus. Name:** -

**Size:** 2,167 sq.ft.

**Zoning:** I-G Industrial General

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

#### HIGHLIGHTS

Professionally managed building - Fronting onto Blackfoot Trail accessed from 58th Avenue SE - Accessible South Central location provides quick access major traffic corridors - Excellent opportunity for an owner user occupied by a month to month Tenant - Development includes large reception showroom, 2 private office, 2 washrooms, storage balance open warehouse

South Central location fronting onto Blackfoot Trail just off 58th Avenue minutes from Glenmore Trail providing access to major transportation corridors, current Tenant's Month to Month