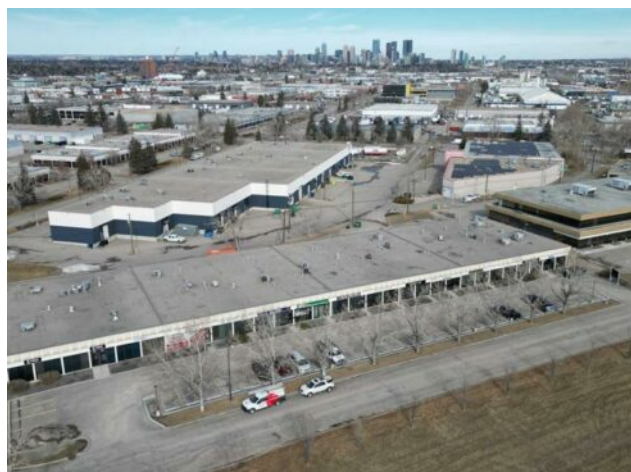


**6161 6 Street SE  
Calgary, Alberta**

**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

Prime south central location, rare small bay with dock loading, 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