

35, 5080 12A Street SE
Calgary, Alberta

MLS # A2242533



\$500,000

Division: Highfield

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,513 sq.ft.

Zoning: I-G

Heating: Boiler, In Floor, Make-up Air, Overhead Heater(s), Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: TBD

Excellent warehous Opportunity in Highfield! Prime location near Chinook Centre and major traffic routes, offering exceptional access and convenience. This versatile warehouse condo features in-floor heating, a 10-foot wide overhead door, and a 2-piece bathroom on the main floor. The mezzanine level includes a 3-piece bathroom rough-in, providing flexibility for future development. Previously home to a cabinet-making business for over 20 years, this well-maintained space is ideal for a wide range of light industrial or commercial uses. The current owner is relocating due to expansion, creating a unique opportunity for the next owner to step into a functional and well-situated space. Select equipment is available for purchase. Don't miss your chance—book a private showing today!