

# \$20 - 5529 3 Street Se, Calgary

MLS® #A2209908

**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.92 Acres

Manchester Industrial, Calgary, Alberta

Rare single tenant industrial building in the highly desirable Manchester Industrial available for lease. Large, bright, and clean shop space. Secured yard with drive around access. 7 overhead doors. Wash bay. Great frontage with ample parking. MUA and two compressors. 400 amps, 3-phase. 2291 sqft parts mezzanine with forklift loading access. Ample office space. Two front entrances. Pylon signage. Don't miss this opportunity to be in this prime central location with excellent access to Glenmore, Macleod, Deerfoot, and city centre. Available immediately.

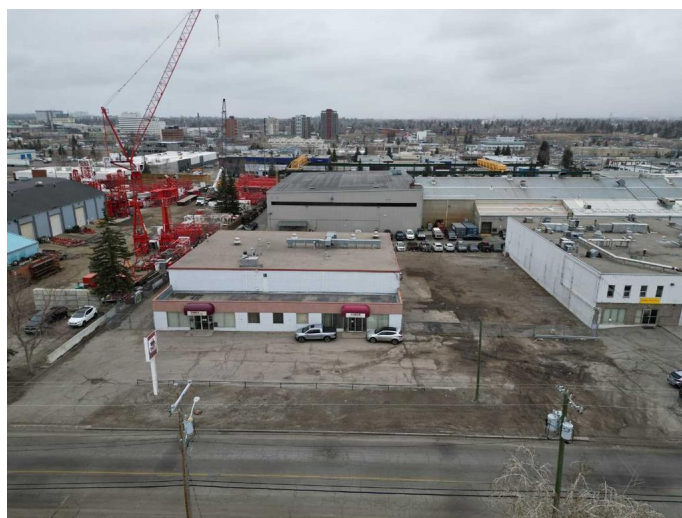
Built in 1974

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2209908   |
| Price      | \$20       |
| Bathrooms  | 0.00       |
| Acres      | 0.92       |
| Year Built | 1974       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5529 3 Street Se      |
| Subdivision | Manchester Industrial |
| City        | Calgary               |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2H 1K1 |

## Exterior

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Low Maintenance Landscape |
|-----------------|---------------------------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 23              |
| Zoning         | I-G             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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