

# \$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.

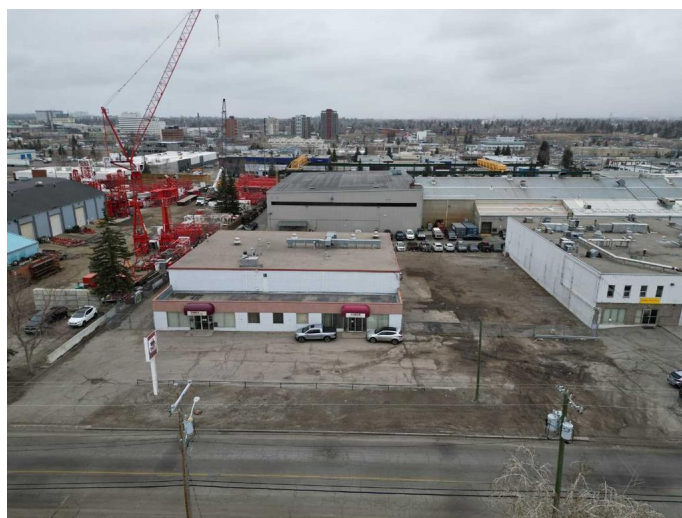
Built in 1974

## 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	25
Zoning	I-G

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.