

\$699,900 - 3, 5525 4 Street Se, Calgary

MLS® #A2269648

\$699,900

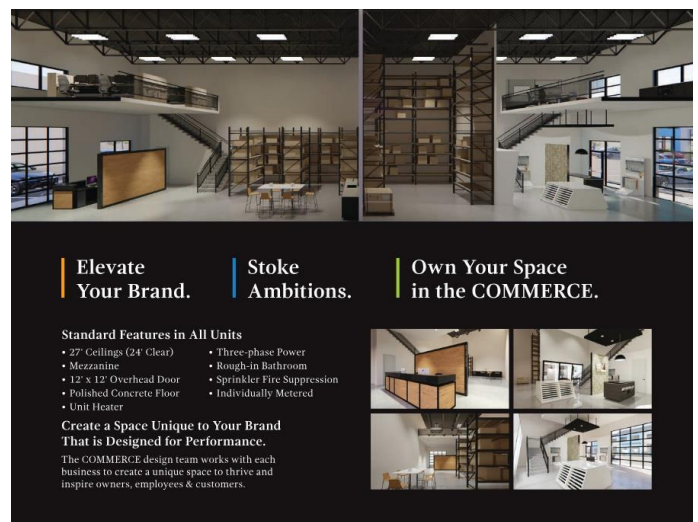
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

Luxury Commercial Space for the High-End
Car Industry in Calgary: THE COMMERCE

Nestled near the prestigious SW Calgary communities and the City Center, these luxury commercial spaces offer an unparalleled opportunity for businesses in the high-end car industry. Its prime location attracts affluent clientele, ensuring that your brand is perfectly positioned to engage high net worth individuals. With different size options and ability to customize, each bay spans over 2,000 square feet with the mezzanine. The meticulously designed commercial space can feature sleek, contemporary architecture that reflects sophistication and elegance. The interior boasts high ceilings, expansive spaces, premium finishes, allowing you to create an inviting atmosphere that enhances the luxury experience for customers.

Create a well-lit showroom designed to showcase your high-end wares, with optimal visibility and flow, making it easy for clients to explore your products. Create a dedicated client lounge area in the mezzanine, once you complete it with plush seating, complimentary refreshments, and high-end technology. This space is perfect for private consultations, ensuring clients feel valued and exclusive. Spaces are designed with efficiency and luxury in mind, catering to the needs of discerning customers. Easily accessible for clients and employees alike, ample parking is available. Calgary's Southwest and city center are home



Elevate
Your Brand.

Stoke
Ambitions.

Own Your Space
in the COMMERCE.

Standard Features in All Units

- 27' Ceilings (24' Clear)
- Mezzanine
- 12' x 12' Overhead Door
- Polished Concrete Floor
- Unit Heater
- Three-phase Power
- Rough-in Bathroom
- Sprinkler Fire Suppression
- Individually Metered

Create a Space Unique to Your Brand That is Designed for Performance.

The COMMERCE design team works with each business to create a unique space to thrive and inspire owners, employees & customers.



to a significant population of high net worth individuals. This commercial space is ideally suited to tap into this affluent market, offering a unique blend of luxury, convenience, and exclusivity. Attached are THE VAULTS II, privately owned garages who may become your clientele! Elevate your brand and captivate your clientele in Calgary's competitive market! MORE INFORMATION IN THE PHOTOS AND SUPPLEMENTS.

Built in 2025

Essential Information

MLS® #	A2269648
Price	\$699,900
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	3, 5525 4 Street Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1K7

Additional Information

Date Listed	November 18th, 2025
Days on Market	1
Zoning	IC

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.