

FOR SALE

#206, 5718 – 1A St S.W.

Office Condo Unit

1337 Sq. Ft.



Asking \$369,000

Bob Vesey
Grey Rock Marketing Solutions Inc.
3402 - 8th Street S.E.
Calgary, Alberta. T2G 5S7
Direct Line: 403-921-7112
bob@bobvesey.com

Manchester

FOR SALE

Attractive Office Condo

With 4 Parking Stalls



Zoned I-G changing to
IB Industrial Business

Unit # 206
5718-1A St.
S.W.

SITE INFORMATION

PARKING

2 Underground Stalls

Titled

**2 Surface Stalls Exclusive
use.**

City Assessment \$358,000

Underground Stalls \$50,000

Surface Stalls \$20,000

Full Value \$428,000

Excellent Value at Asking

Presented By:

Bob Vesey

Broker/Director

Grey Rock Marketing Solutions Inc.

Commercial division

Direct Line: 403-921-7112

bob@bobvesey.com

SALE INFORMATION

Space Available:

Total of 1337 Sq. Ft.

ASKING PRICE:

\$369,000

**Including 4 Parking
stalls**

**Very attractive unit
with kitchen**

Condominium Fees:

\$1,257.12

Incl. Utilities

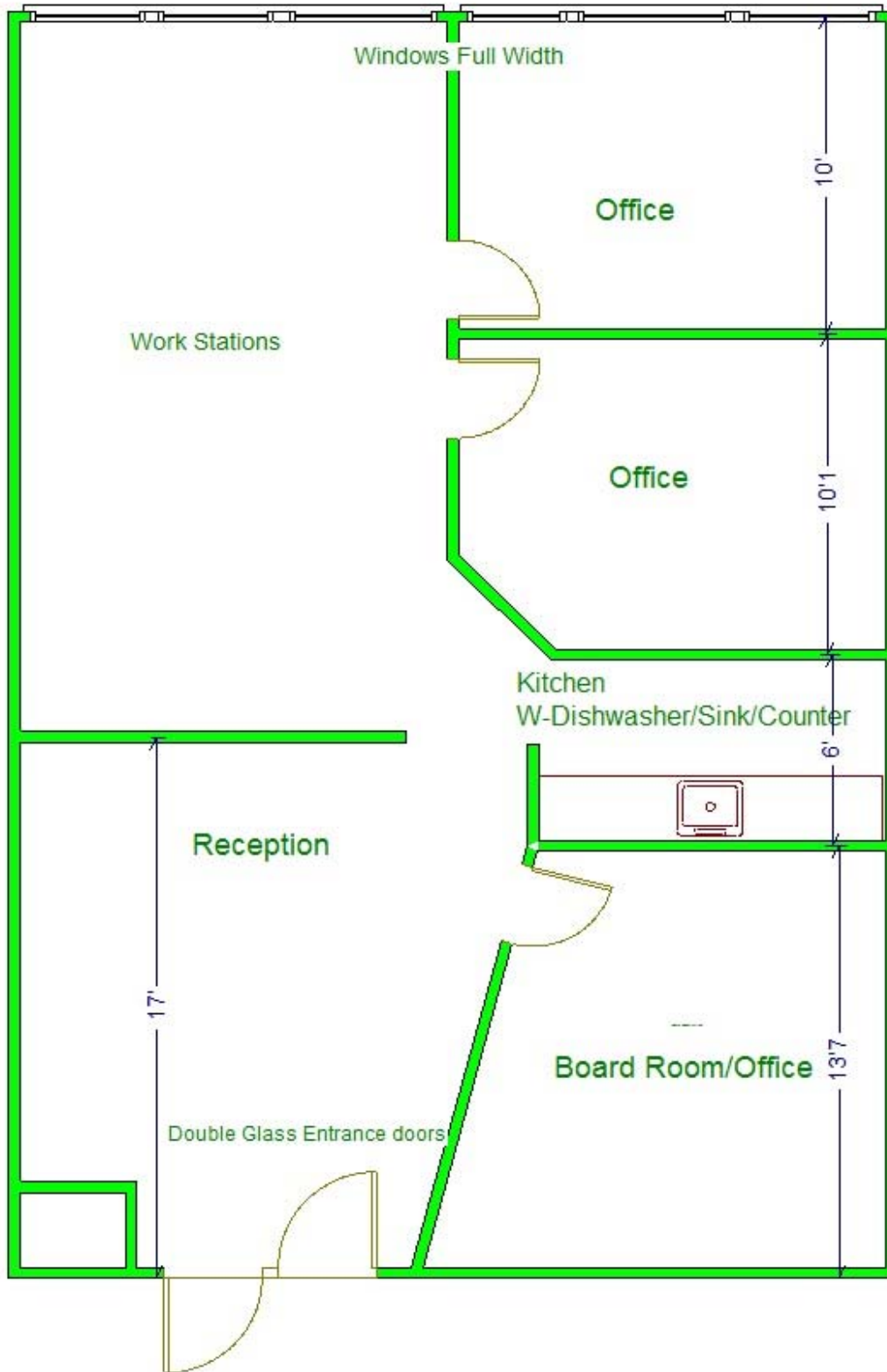
Property Taxes:

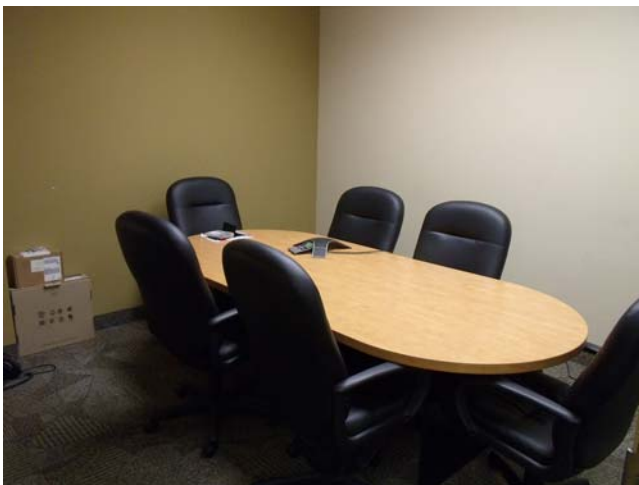
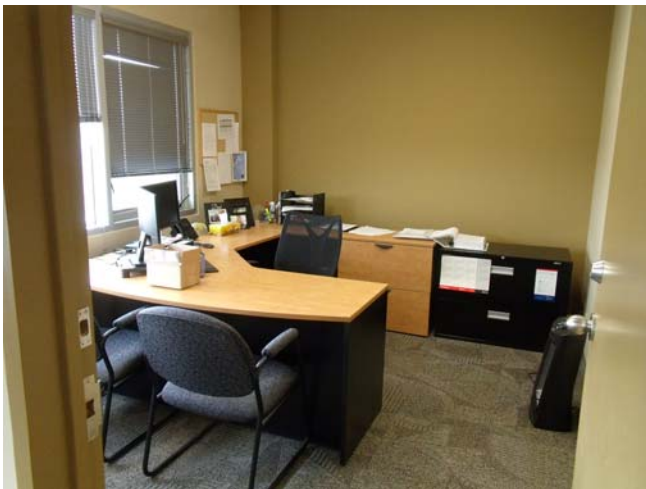
\$418.00 Monthly

Incl. Parking

**Seller is a licensed Real
Estate Broker**

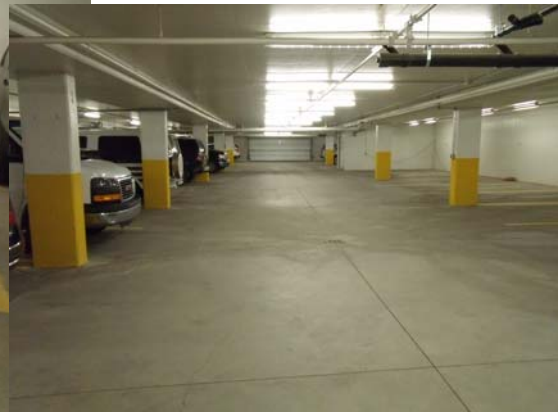
GREY ROCK
Marketing Solutions Inc.







TWO ROOF TOP OUTDOOR PATIOS



TWO UNDERGROUND PARKING STALLS (and TWO SURFACE PARKING STALLS)