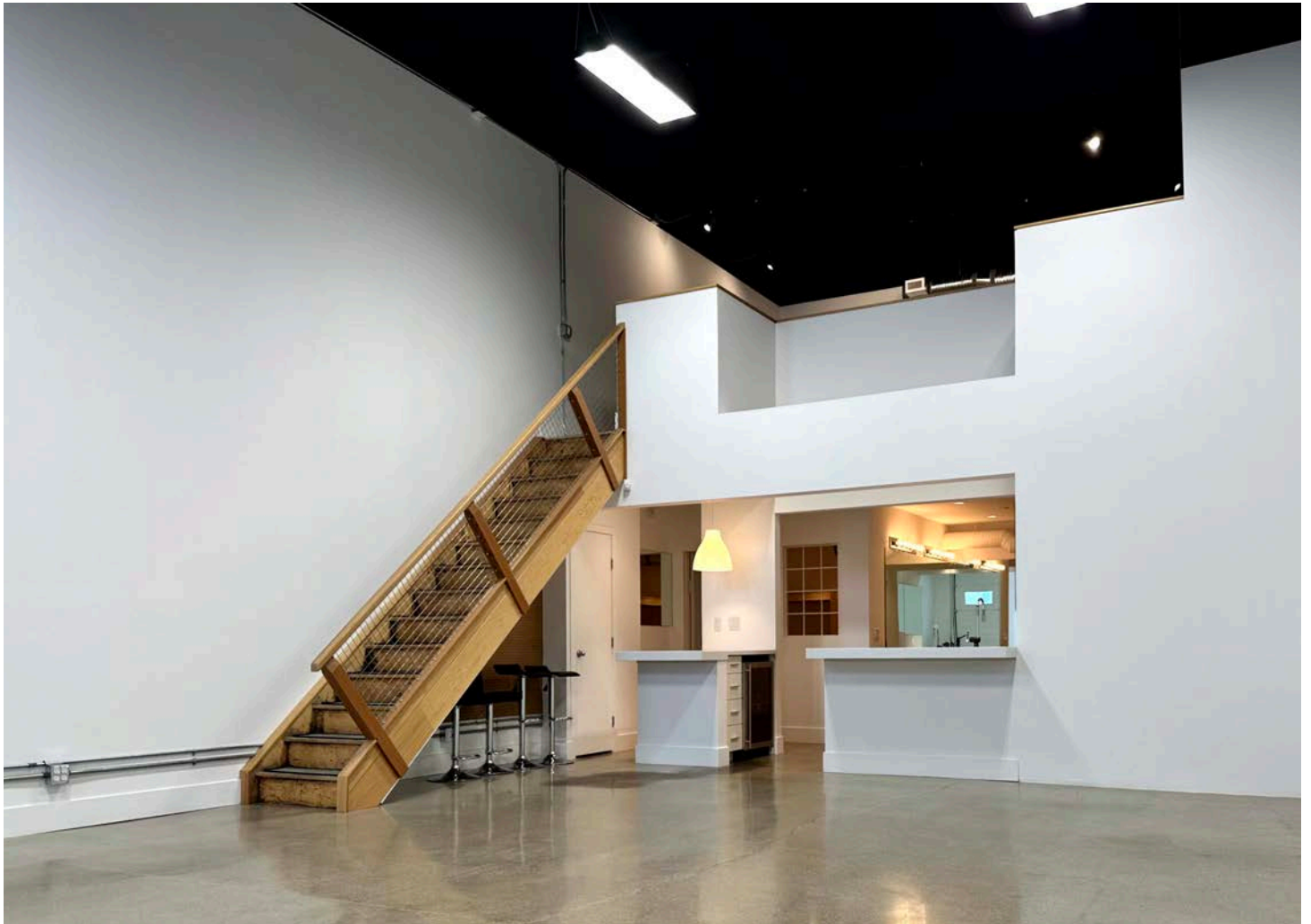


# RARE 1,134 SQ. FT. CONDO BAY

16, 5080 12A STREET SE  
CALGARY, AB T2G 5K9

# FOR SALE



- HIGH Quality Fixtures and Finishings
- Previous Film/Photo Studio
- 200 Amps Electric Service
- 300 Sq. Ft. Mezzanine
- Drive In Loading
- IG Zoning

OFFERED AT  
\$399,000

Jim Edwardson

President | Broker  
403-540-0238

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Bennett Edwardson

Associate  
403-973-0238

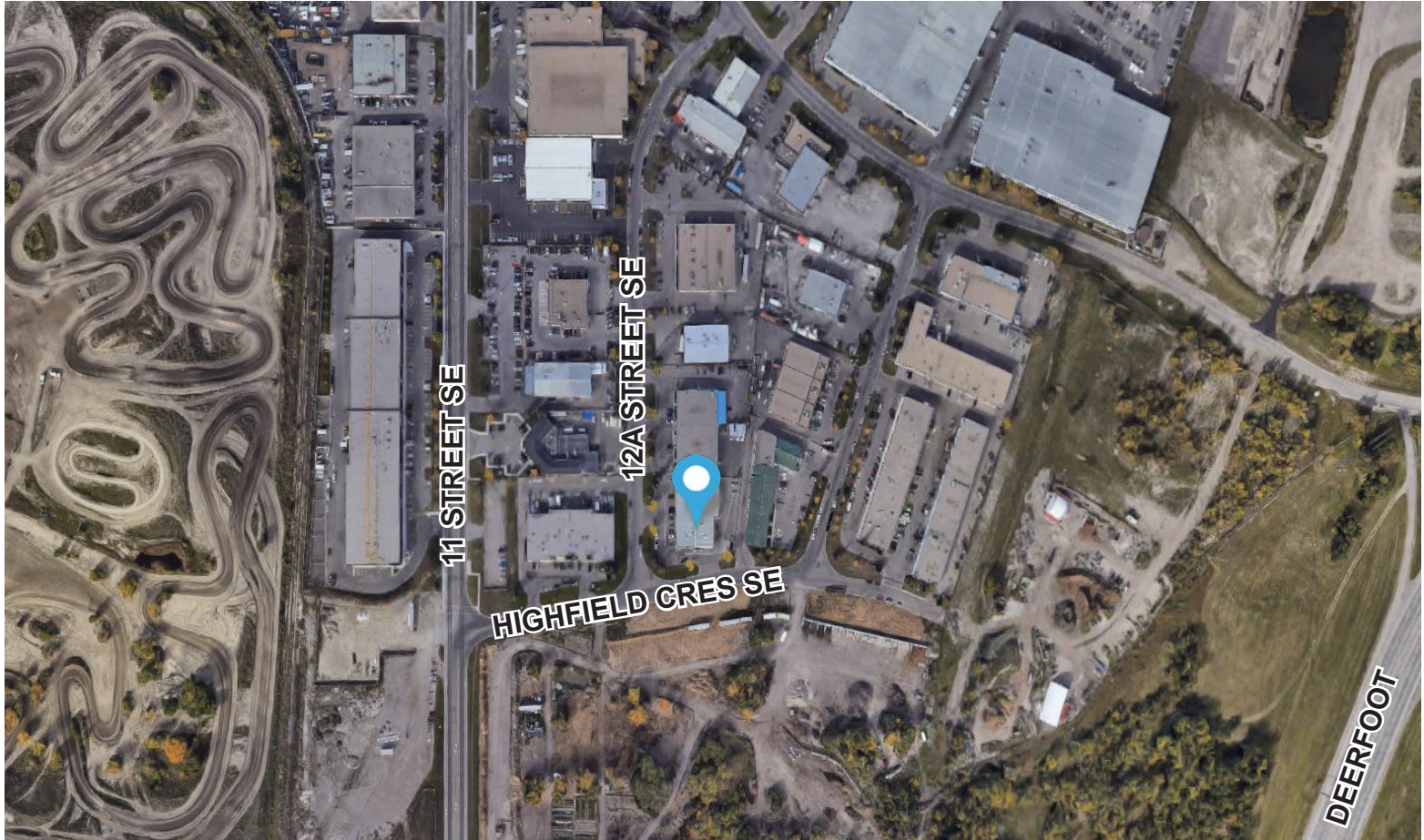
[bennett@manchesterproperties.ca](mailto:bennett@manchesterproperties.ca)



**MANCHESTER**

PROPERTIES INC.

# PROPERTY SUMMARY



**1,134 Sq. Ft. Foot Print**

**300 Sq. Ft. Mezzanine (TBV)**

**10' X 12' Drive In Door**

**200 Amps Electrical Service**

**3 Dedicated Parking Stalls**

**Full Kitchenette with Bar and Fridge**

**Custom Cabinets - Silent Closing**

**Corian Countertops Throughout**

**Full Bathroom with curbless shower**

**Upgrade LED lighting**

**Upgraded HVAC Ducting**

**Polished concrete floor**

**Hardwood Flooring on Mezzanine**

**Built 1995**

**Renovated 2015**

**Condo Fees: \$5,932.96 (2023)**

**Property Taxes: \$6,426.84 (2022)**

**Sale Price: \$399,000**

## The Opportunity

This condo bay is in an excellent south central location with quick access to the Manchester, Highfield, Bonnybrook and Alyth industrial/commercial area. Excellent access to 11 Street SE, 58 Avenue SE, 46 Avenue SE, Blackfoot Trail, the Macloed Trail Corridor, Glenmore Trail and Deerfoot Trail.

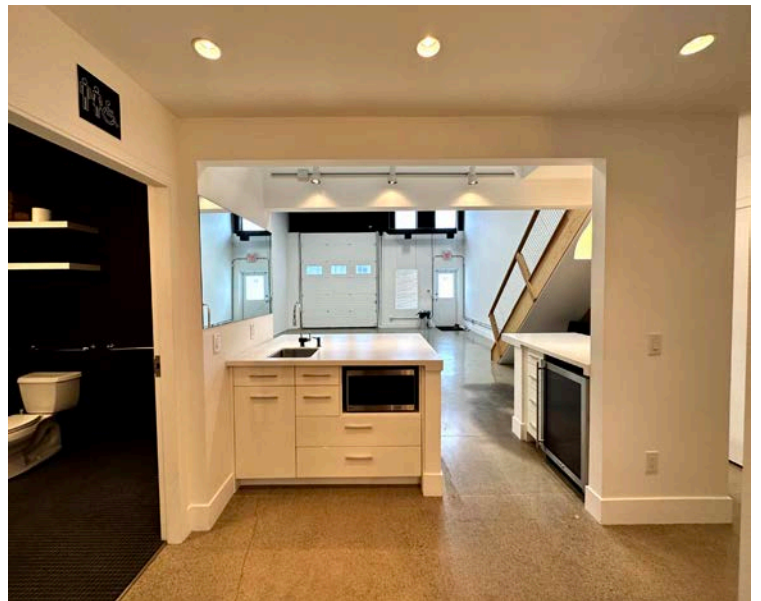
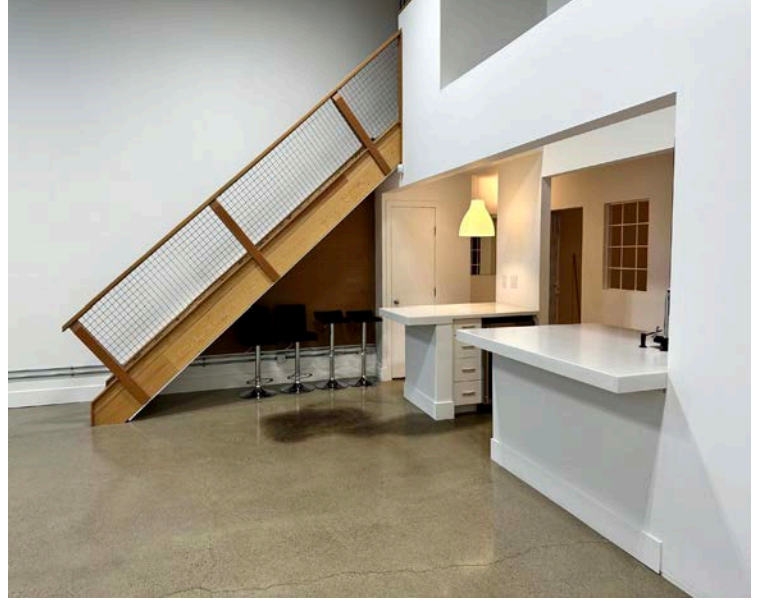
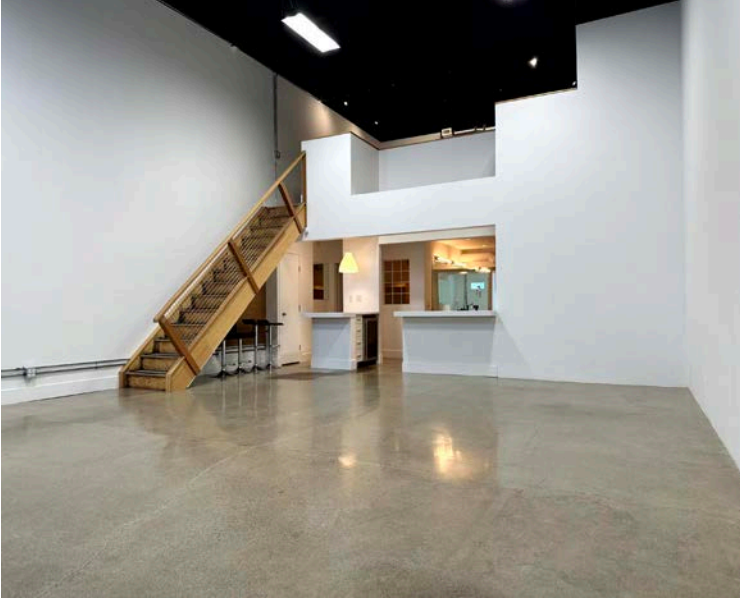
Quick access to Deerfoot Meadows, Calgary Farmers Market, Chinook Centre, and many other local amenities in the area including the numerous breweries on the 'Barley Belt'. Only minutes drive to the communities of Elboya, Britannia, Elbow Park, Park Hill, Ramsay, Inglewood, Grandview, Fairview and Riverbend just to name a few.

As a Toy-box, artist, photography or creative studio, professional office or shop for light industrial uses; the bay is well suited and flexible for a number of uses.

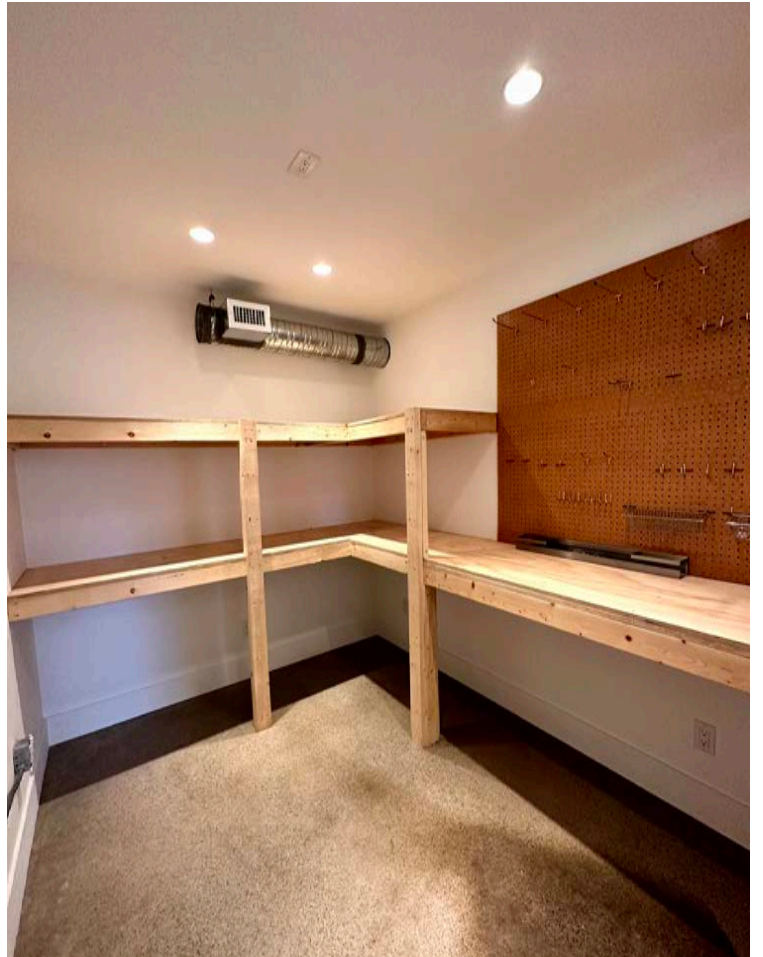
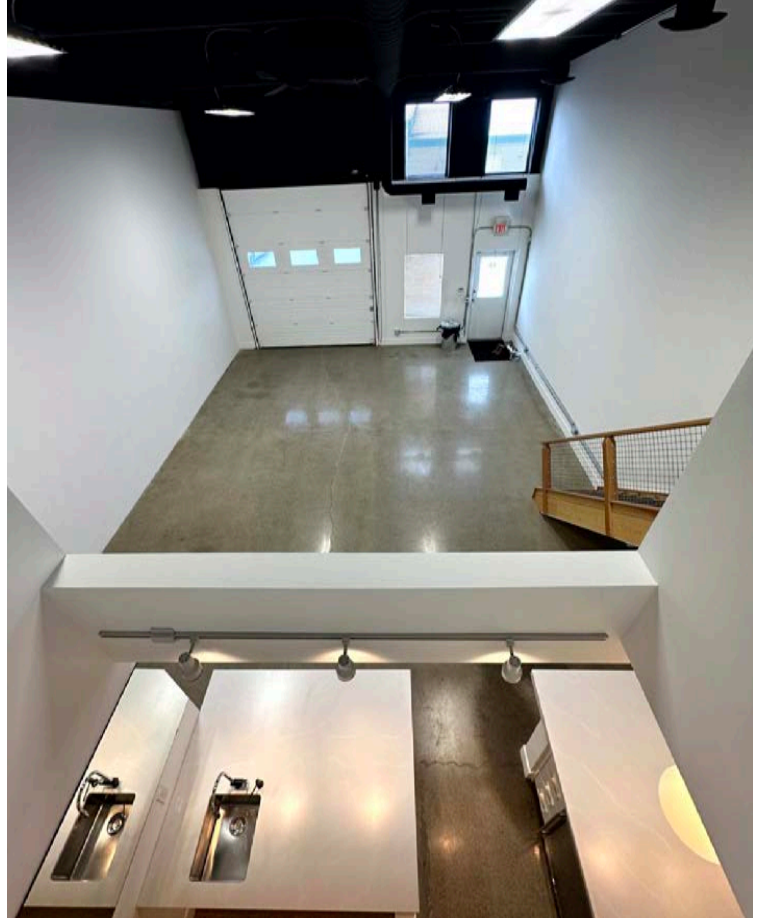
No detail was overlooked during the remodel of this bay and is a must see for anyone looking for a small condo, studio, office or warehouse in the south central area of Calgary.



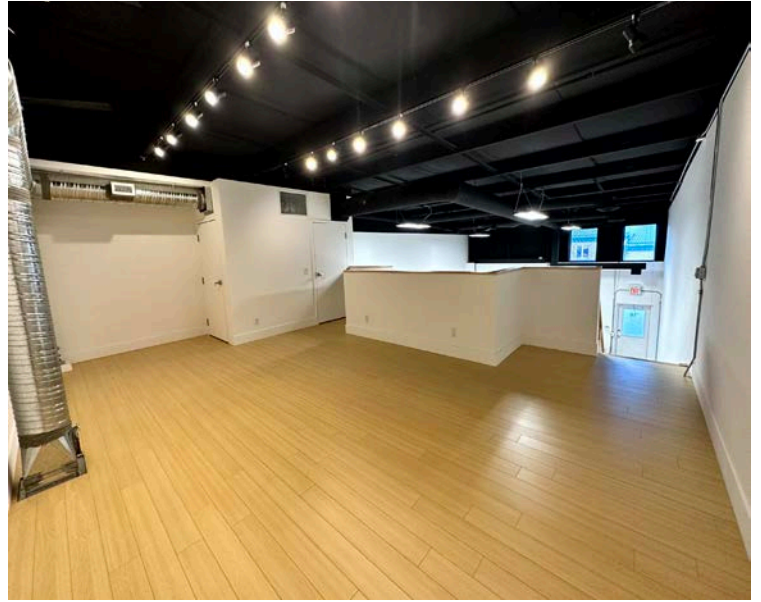
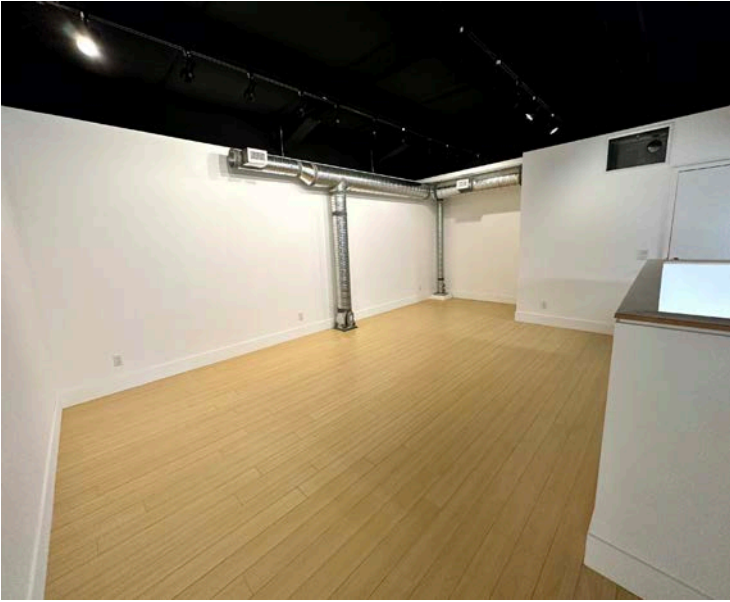
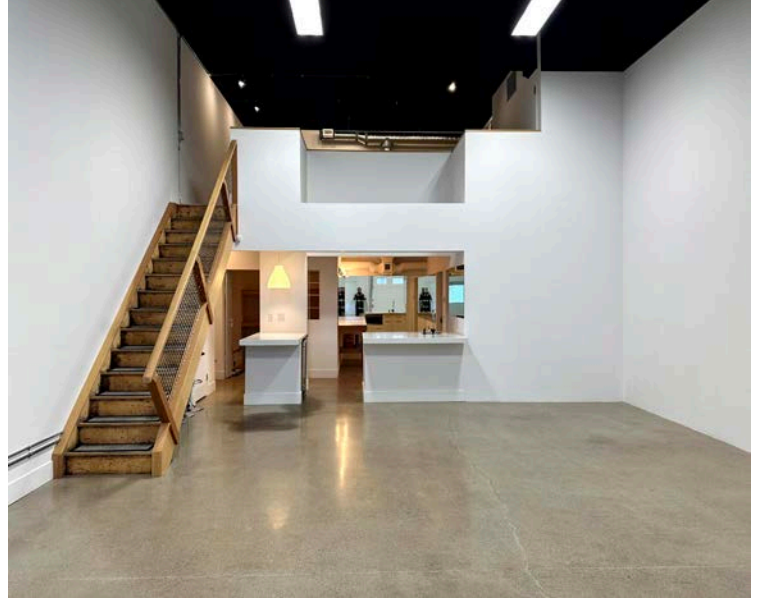
# PHOTO SUMMARY



# PHOTO SUMMARY



# PHOTO SUMMARY



# PHOTO SUMMARY



# FOR MORE INFORMATION PLEASE CONTACT:

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