

MANCHESTER
PROPERTIES INC.

OFFERED AT
\$1,900,000

Suburban Office with
high end finishes

Located in Signal Hill

4,036 sq.ft.

OFFICE & WAREHOUSE CONDOMINIUMS *FOR SALE*

2107 - 2115 SIROCCO DRIVE SW
CALGARY, AB T3H 5P1

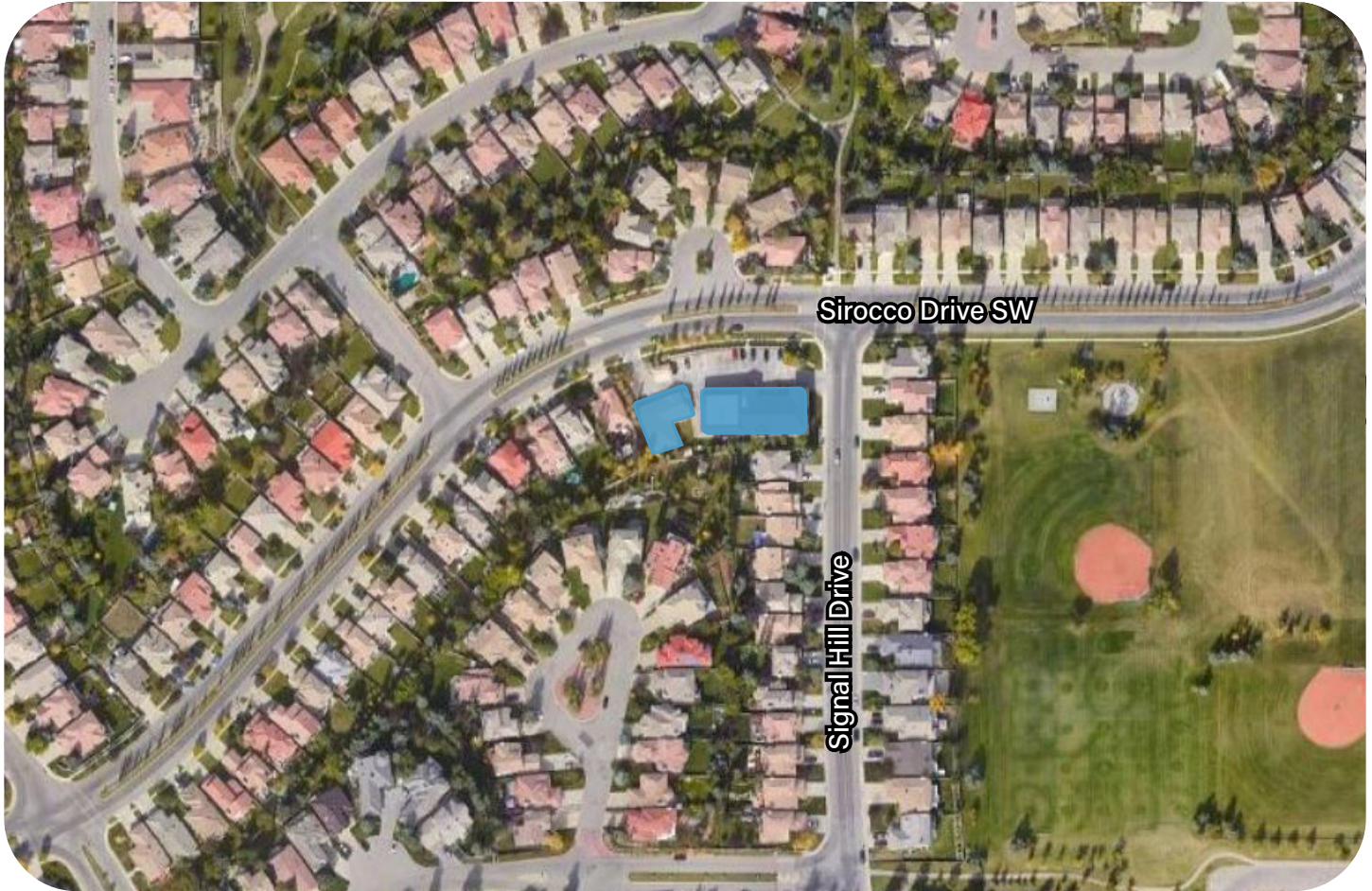
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**All lines are approximate*

Unit 2, 2107:	4,036 Sq. Ft. (+/-) Office Condo	Price:	\$1,900,000
Unit 3, 2107:	1,206 Sq. Ft. (+/-) Warehouse Condo	Price:	\$499,000
Unit 5, 2115:	2,303 Sq. Ft. (+/-) Office Condo - SOLD		Must be Purchase with Unit 6
Unit 6, 2115:	2,443 Sq. Ft. (+/-) Office Condo - SOLD	Price:	Unit 5 and 6 SOLD
Total Available:	9,988 Sq. Ft. (+/-)	Property Taxes:	
Unit 3 Loading:	14' W x 14' H at front & 8' W x 8' H at rear	Unit 2, 2107:	\$27,031.50 (2024)
Ceiling Height:	16' (+/-) In warehouse	Unit 3, 2107:	\$871.98 (2024)
Year Built:	2006	Unit 5, 2115:	\$13,690.16 (2024)
Condo Fee:	\$7.30 per Sq. Ft.	Unit 6, 2115:	\$17,003.68 (2024)

Unit 3 can only be purchased with Unit 2 or Units 5 & 6, Respectively.



Unit 2, 2107 Sirroco Drive SW

This upper level Suburban office has been beautifully finished and currently suites a professional office setting. This includes an extra large executive office with a meeting area, fireplace and a secondary office for an executive assistant. There are 5 more private offices, a large reception area, boardroom, a kitchenette with a break room and lunch room, 2 bathrooms, and a dedicated file room. The office was thoughtfully designed to make the professionals comfortable with many windows for natural light, high ceilings and extra wide halls. This office condo is a rare offering in this SW suburban neighbourhood of Signal Hill.



Unit 3, 2107 Sirroco Drive SW

Available for purchase only with Unit 2, 2107 or Unit 5-6, 2115 (respectively) and will not be sold on its own. The unit has a man door that provides direct access to the foyer so the owner can drive to work, park in this warehouse condo and walk into the office without having to step outside - excellent for the cold Calgary winters. Vehicle will stay warm with the underslab heating and back up unit heater. There is an oversized 14' W x 16' H overhead door providing drive in access at the front. There is also a second 8' H x 8' W overhead at the rear. A bonus mezzanine of approximately 300 sq. ft. provides an excellent space for additional storage.



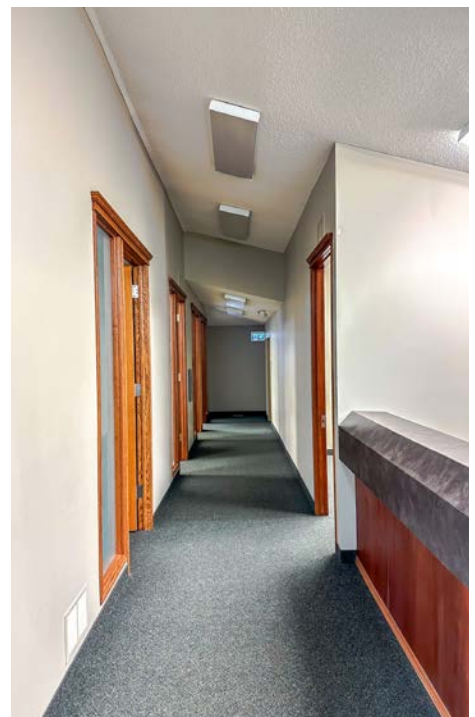
Unit 5 & 6, 2115 Sirroco Drive SW **SOLD**

2 titled condo units in a free standing building provide an exceptional opportunity for a professional to purchase their own office 4,746 Sq, Ft, office building in a suburban setting. An owner user could occupy the entire building or could occupy the upper level and lease out the lower level. Each floor has 5+ private offices, 2+ bathrooms and a kitchenette area for staff. Units 5 and 6 must be purchased together.











FOR MORE INFORMATION, CONTACT:

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