



FOR SALE

FOR SALE OWNER-USER FREESTANDING OFFICE BUILDING

6009 1A Street SW, Calgary, AB T2H 0G3

- Building Size: 6,297.56 SF
 - 3,001.94 Main Floor
 - 3,295.62 Second Floor
- Site Size: 0.14 Acres
- Paved Parking: Rear of Building
- Year Built: 1977
- Land Use: I-C Industrial Commercial
- Submarket: Manchester Industrial
- Taxes: \$20,826.62 (2024)
- Possible Rezoning Opportunity from I-C Commercial Industrial to M-H2



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,599,000
Tax Year 2024:	\$20,826.62
Building Size:	6,297.56 SF
Site Size:	0.14 Acres
Land Use:	I-C
Year Built:	1977
Submarket:	Manchester

PROPERTY OVERVIEW

Recent renovations provide a modern clean look and feel. Situated close to Chinook Centre, LRT and public transit. Main floor and second floor are separately metered.

PROPERTY HIGHLIGHTS

- Recent Renovations
- Ideal central location
- Walking distance to Chinook LRT and public transit
- Separately metered Main and Second Floors
- Rezoning Opportunity from I-C Commercial Industrial to M-H2 Multi-Residential for future value through long term redevelopment.



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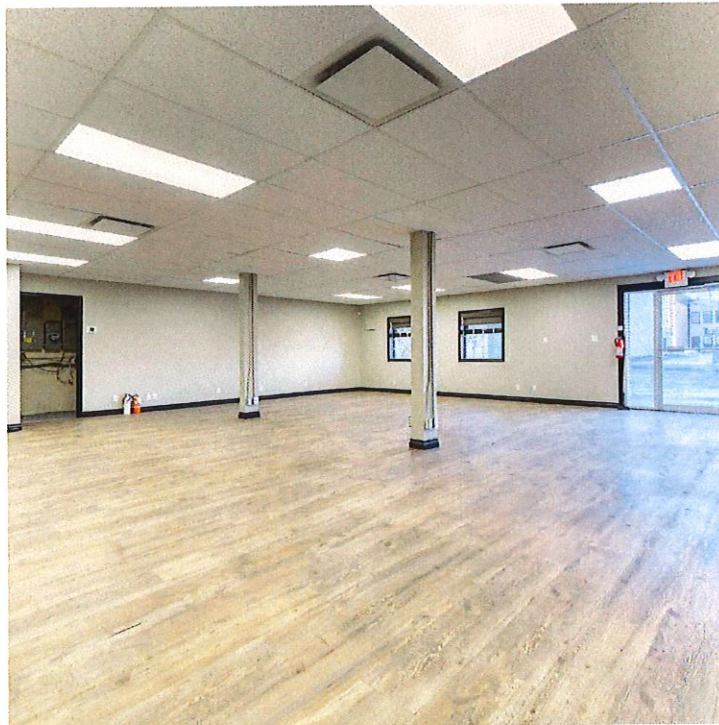
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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices

Main Floor Photos



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Second Floor Photos



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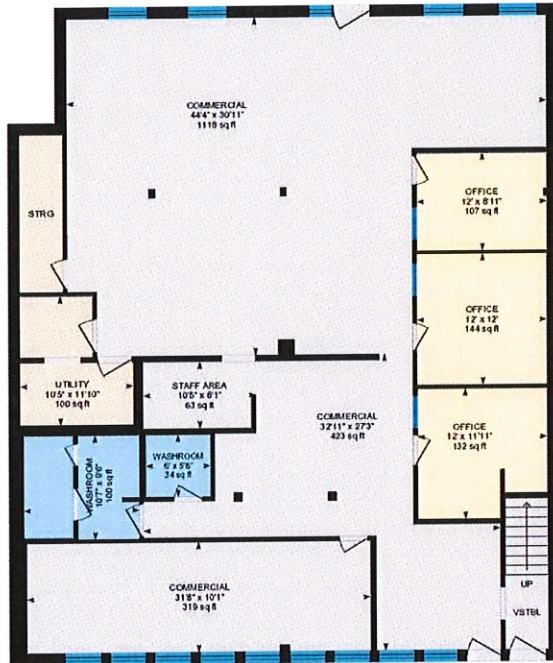
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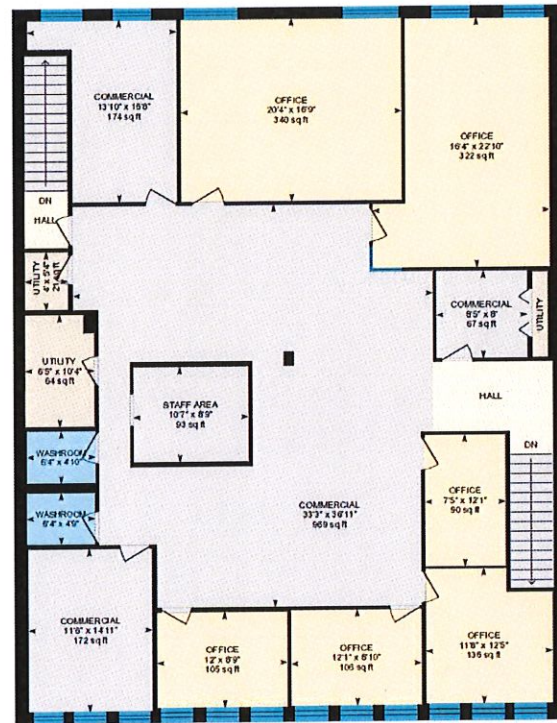
Floor Plans

6009 1a St SW, Calgary, AB

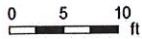
Main Building: Total Exterior Area Above Grade 6297.56 sq ft



Main Floor
 Exterior Area 3001.94 sq ft



2nd Floor
 Exterior Area 3295.62 sq ft



PREPARED: 2024/12/30

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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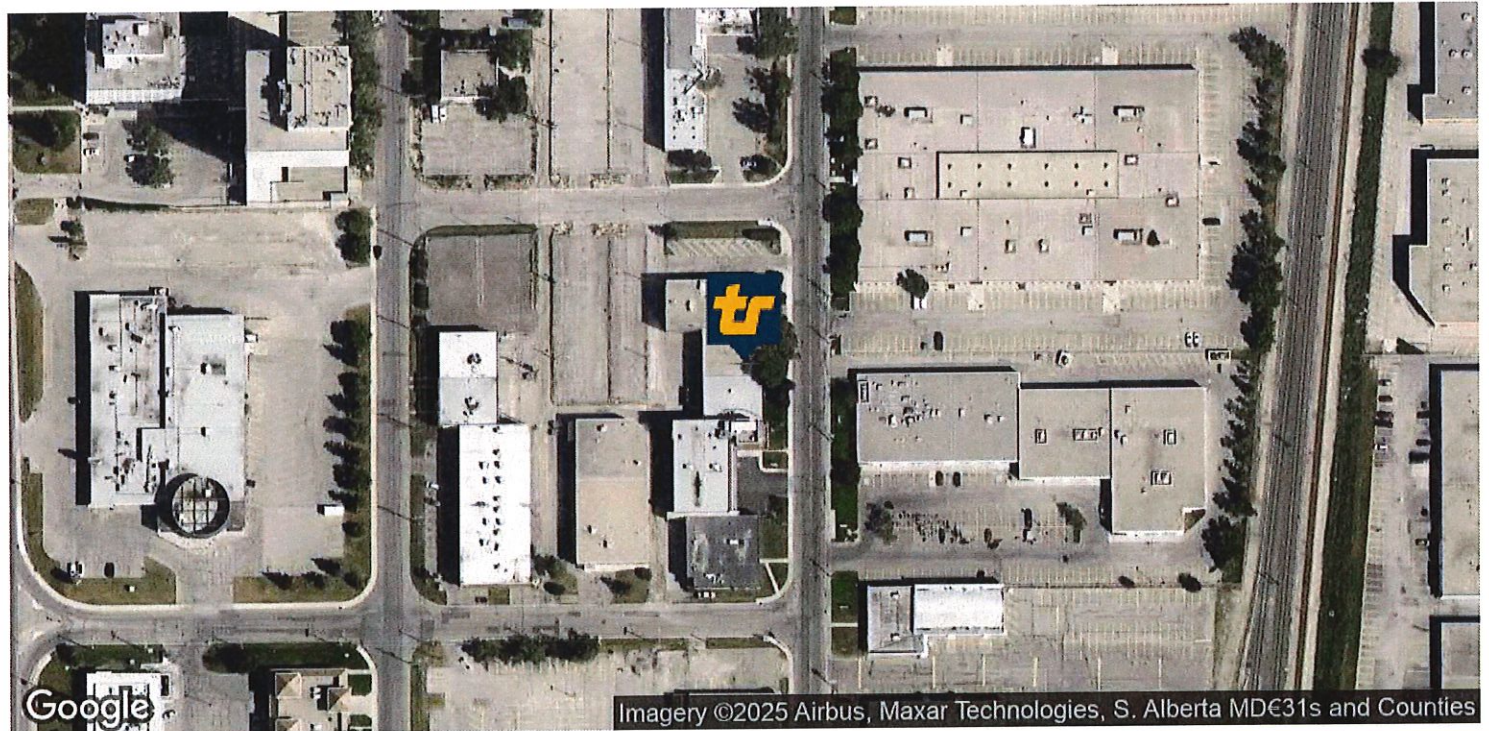
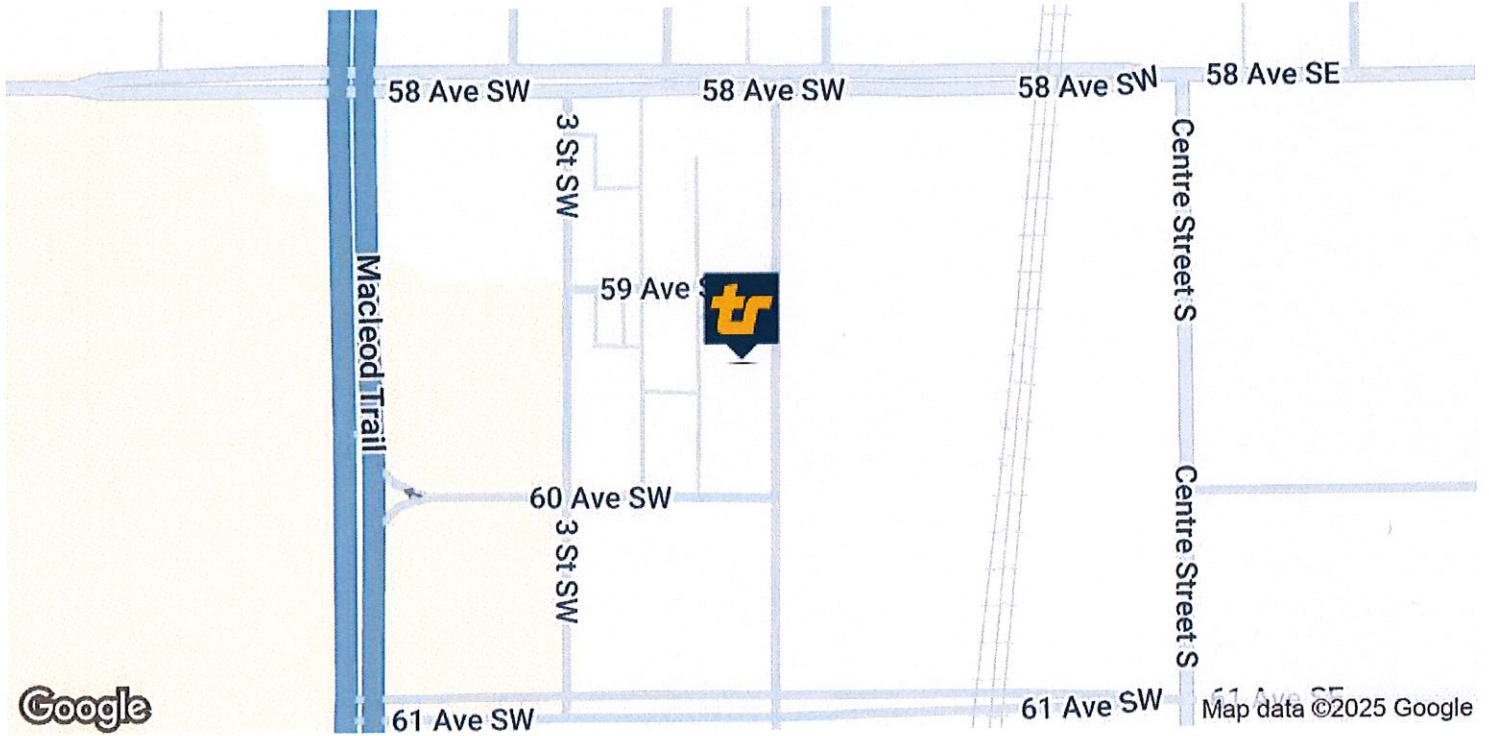
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Additional Photos



Location Map



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