



4620 Manilla Road SE

For Sale | Flex Commercial Building

± 19,880 SF on ± 1.40 acres

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Property Overview

| | |
|------------------------------|---|
| District | Manchester |
| Year Built | 1975 |
| Zoning | I-G (Industrial General) |
| Building Size | ±19,880 SF |
| Site Size | ± 1.40 Acres |
| Parking | ±78 surface stalls |
| Ceiling Height | 14'8" to underside of roof deck |
| Purchase Price | \$3,575,000 (\$180 PSF) |
| Property Taxes (2025) | \$70,288.09 |
| Available | Negotiable |
| Comments | <ul style="list-style-type: none">• Property currently operates as a coworking business centre• Great opportunity for a commercial conversion• Possibility for Purchaser to maintain holding income from existing coworking customers or vacant sale• Rare freestanding central market property• Opportunity for owner/occupier or value add investment• Tremendous exposure on Blackfoot Trail• High parking ratio |



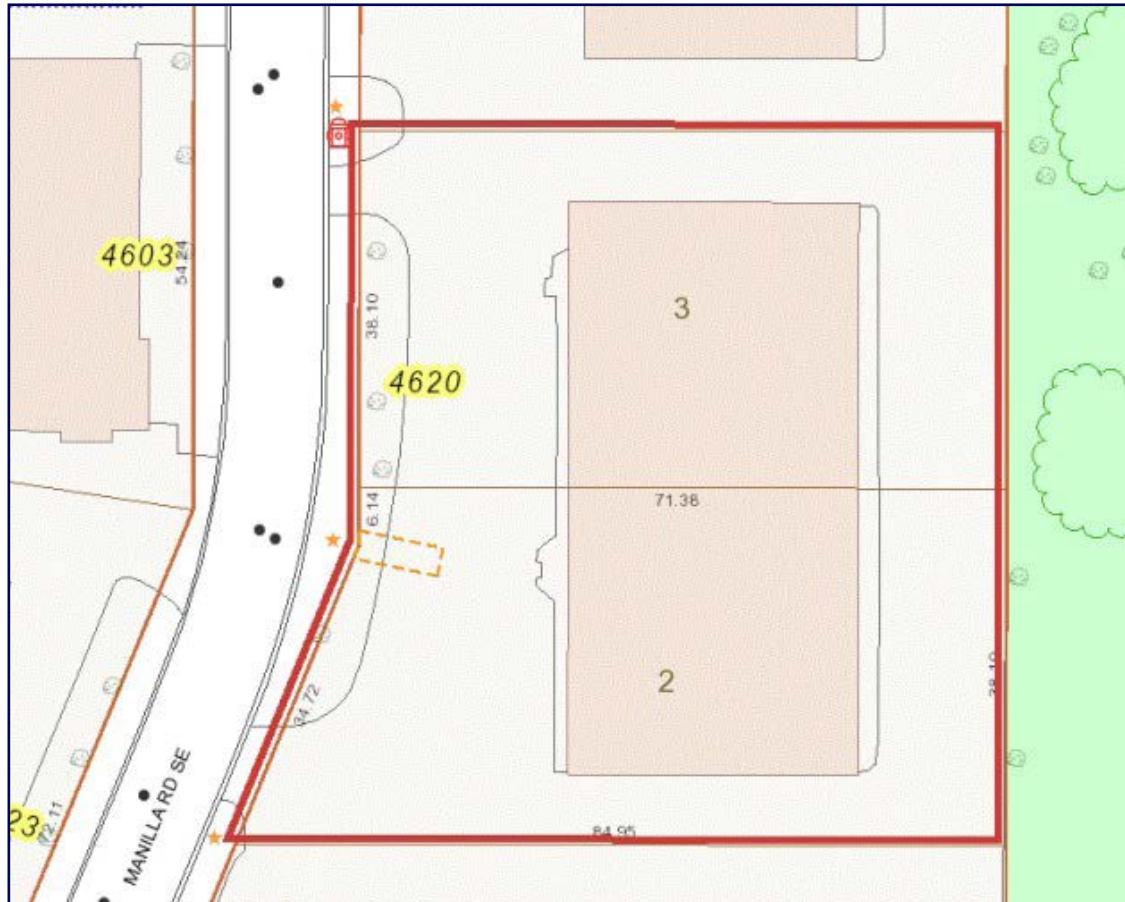
Floor Plan

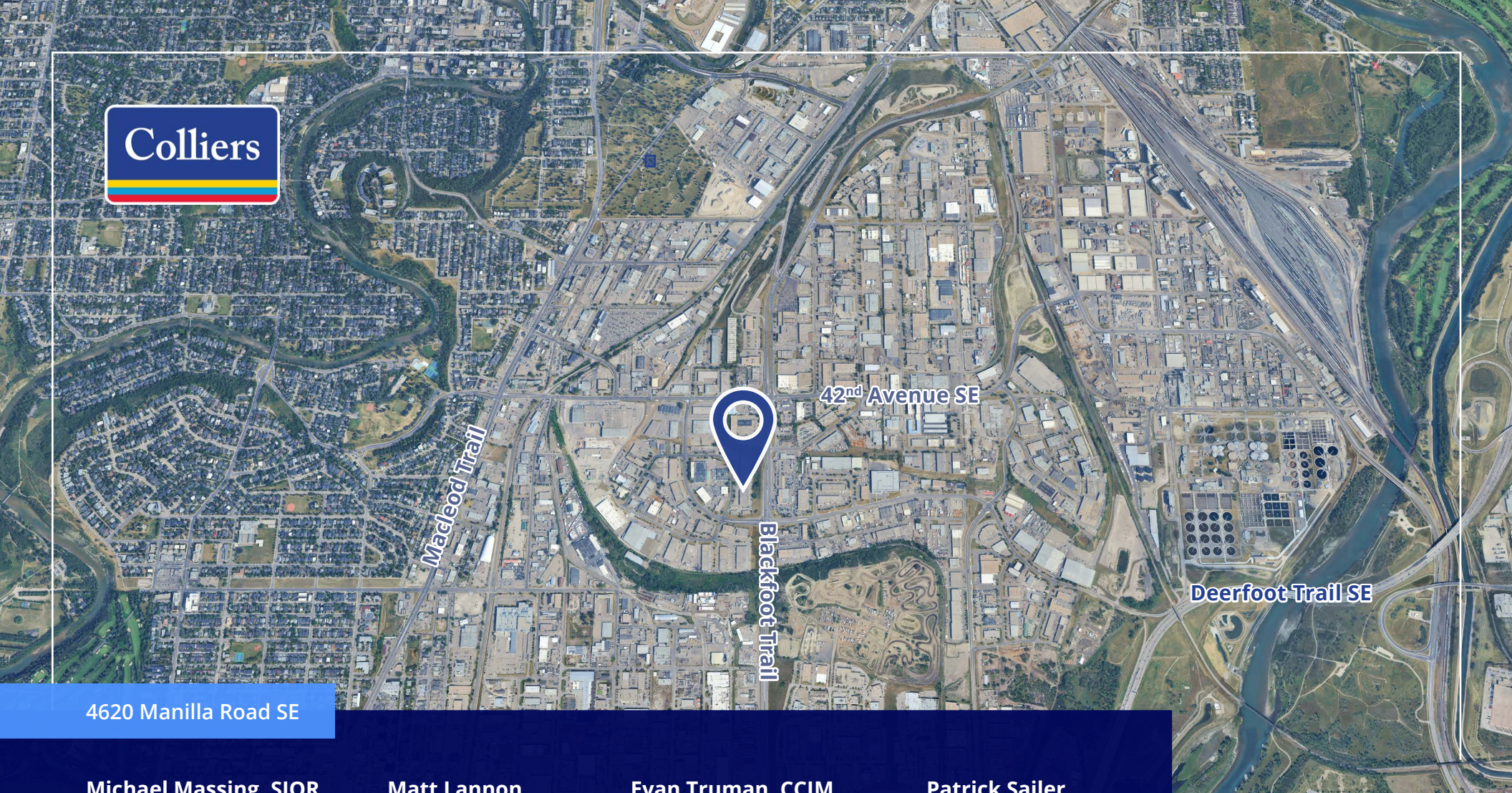


*Floor plan may not be exactly as shown and is subject to Purchaser verification.



Map View





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