

# FOR SALE

# \$2,500,000



**Units 138 & 140, 5700 1 Street SW  
Calgary, AB**

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Royal LePage Solutions, Brokerage  
205, 264 Midpark Way SE, Calgary, AB  
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# PROPERTY OVERVIEW

## Summit Business Park

4,844 sq.ft. Office warehouse (End unit with windows) | 415 sq.ft. storage mezz. | 2,989 sq.ft. 2nd floor Office

## Property Overview

- Currently Main Floor & Upper are Tenanted until Oct 31, 2027
- Zoning I-G
- 2-12 x 14 Ft. Drive In Doors
- Warehouse Ceiling 24 Ft.
- 14 Parking Stalls (I-Titled) Stall
- Condo Fees \$1,724.33 / month
- Taxes \$42,127.01 & Parking Stall \$221.49 (2026)
- Fees include: Management fee, Property Taxes for common areas, reserve fund, common area insurance

## Property Features

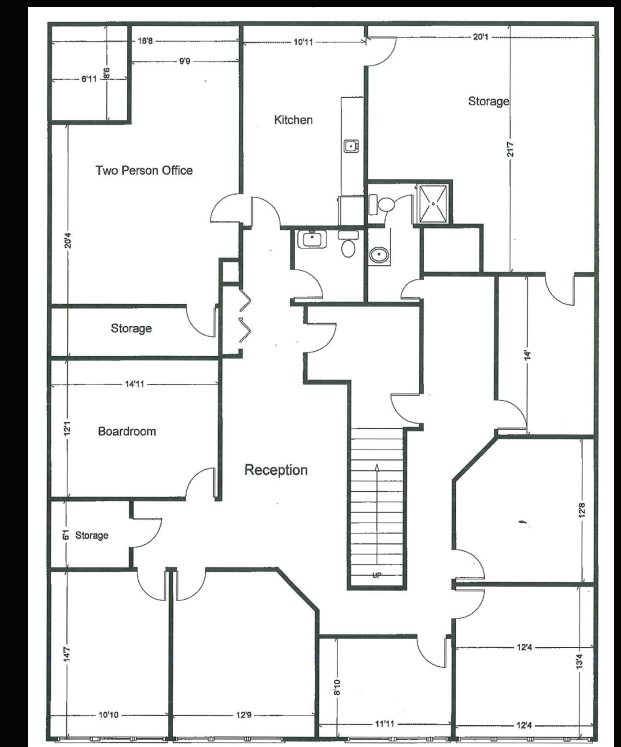
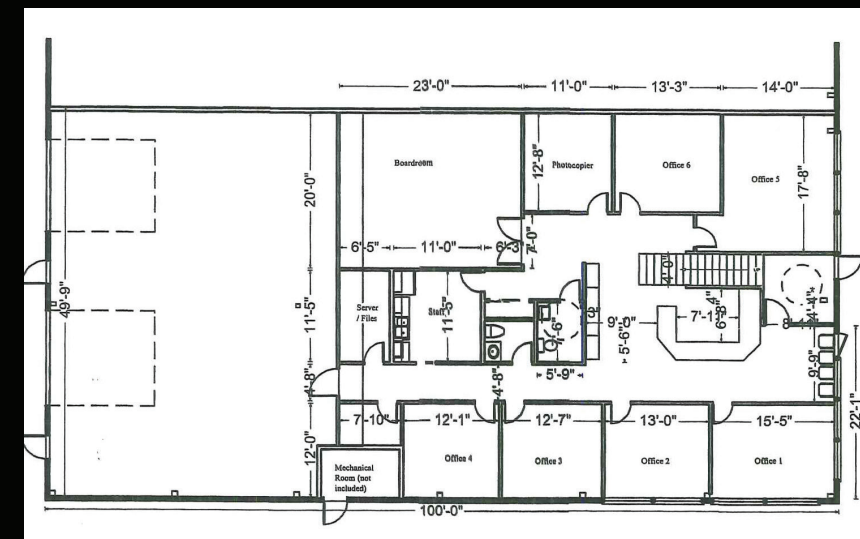
- Prime location just off Macleod Trail
- Quick access to Glenmore Trail and Deerfoot Trail
- Minutes from downtown Calgary
- Highly serviced commercial district
- Close to CF Chinook Centre
- Near Calgary Transit LRT stations
- Excellent commuter accessibility
- High-visibility location
- Strong connectivity to major transportation routes

# PROPERTY PHOTOS



2nd Floor

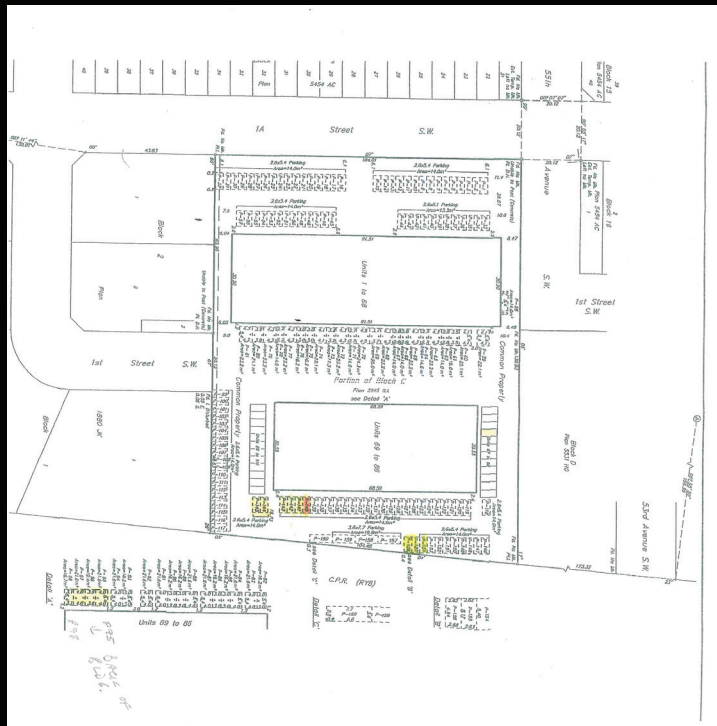
Main Floor



# LOCATION



## Parking



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