

# \$12 - 200, 6001 1a Street Sw, Calgary

MLS® #A2083981

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

Quality second floor office within walking distance near Chinook Mall and the LRT station. The entire suite layout includes space features reception area, 15 private offices of various sizes, boardroom, multiple open-concept areas, kitchenette/lunchroom, and men's and women's washroom. There are 11 reserved parking stalls. Prominent signage available onto 1A Street SW. Walking distance to Chinook Mall and Chinook LRT station. Bus transportation available on 1A Street SW, Chinook LRT Station and Macleod Trail SW. Array of amenities throughout walking distance in the Chinook area Macleod Trail S. Close proximity to 61 Avenue SW, Macleod Trail S, Glenmore Trail SE and Deerfoot Trail SE. The Lease rate is \$12.00 PSF and Operating Costs is 12.06 PSF (Total of \$24.06 PSF). Utilities are included in the operating costs.

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2083981   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 200, 6001 1a Street Sw |
| Subdivision | Manchester Industrial  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2H 0G3                |

## Amenities

|           |  |
|-----------|--|
| Utilities | Electricity Paid For, Heating Paid For, Water Paid For |
|-----------|--|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2023 |
| Days on Market | 569                  |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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