

# \$6,500,000 - 5799 3 Street Se, Calgary

MLS® #A2261007

**\$6,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.06 Acres

Manchester Industrial, Calgary, Alberta

An exceptional opportunity to purchase or lease a unique stand-alone office building in Calgary's established community of Manchester Industrial. This 19,952 square foot property offers a functional layout across two floors, ideal for a variety of users seeking a dedicated presence with exterior signage opportunities and excellent parking.

The building features a mix of open work areas, private offices, boardrooms, meeting spaces, a landscaped outdoor area, and a second floor balcony. Recently improved, the space includes upgraded finishes, demountable wall systems, flex/fitness space, potential for sea-can yard storage, and even drive-in-loading to accommodate an array of business needs. With direct access to Macleod Trail, Blackfoot Trail, and Glenmore Trail, the location ensures excellent connectivity to Calgary's downtown core and surrounding business areas.

Built in 2006

## Essential Information

MLS® #	A2261007
Price	\$6,500,000
Bathrooms	0.00
Acres	1.06
Year Built	2006
Type	Commercial



Sub-Type	Office
Status	Active

### Community Information

Address	5799 3 Street Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1K1

### Additional Information

Date Listed	September 30th, 2025
Days on Market	6
Zoning	I-G

### Listing Details

Listing Office	Charles
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