

\$500,000 - 35, 5080 12a Street Se, Calgary

MLS® #A2242533

\$500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Highfield, Calgary, Alberta

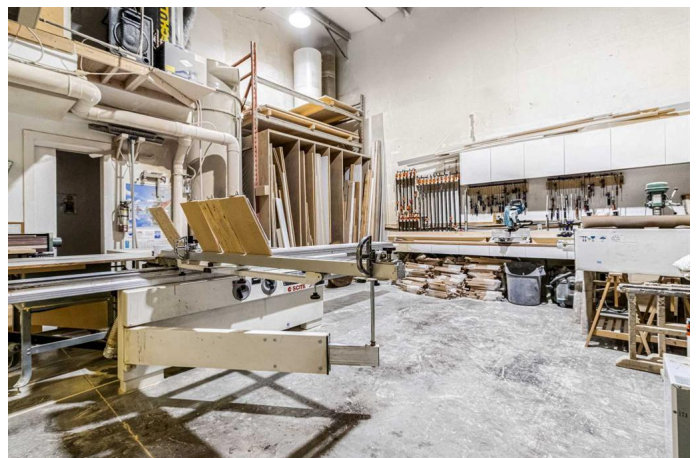
Excellent warehous Opportunity in Highfield!
Prime location near Chinook Centre and major traffic routes, offering exceptional access and convenience. This versatile warehouse condo features in-floor heating, a 10-foot wide overhead door, and a 2-piece bathroom on the main floor. The mezzanine level includes a 3-piece bathroom rough-in, providing flexibility for future development.

Previously home to a cabinet-making business for over 20 years, this well-maintained space is ideal for a wide range of light industrial or commercial uses. The current owner is relocating due to expansion, creating a unique opportunity for the next owner to step into a functional and well-situated space. Select equipment is available for purchase. Donâ€™t miss your chanceâ€”book a private showing today!

Built in 1997

Essential Information

MLS® #	A2242533
Price	\$500,000
Bathrooms	0.00
Acres	0.00
Year Built	1997
Type	Commercial
Sub-Type	Warehouse
Status	Active



Community Information

Address	35, 5080 12a Street Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5K9

Interior

Heating	Boiler, In Floor, Natural Gas, Make-up Air, Overhead Heater(s)
Cooling	Central Air

Exterior

Roof	Asphalt
------	---------

Additional Information

Date Listed	July 23rd, 2025
Days on Market	25
Zoning	I-G

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.