

# \$14 - 534 42 Avenue Se, Calgary

MLS® #A2243794

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

This 1,966 Sq. Ft. bay is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major throughfares, downtown, 39 Avenue LRT Station and SE-SW residential communities.

The zoning allows for IG uses and retail on a discretionary basis. Great parking and access to the space at the front and rear including a dock height loading door.

The unit is equipped with 2 offices, reception area, storage, boardroom, bathroom, kitchenette and warehouse space, dock loading with external dock platform, 100 AMPs (TBV), 16; ceiling height. There is ample unassigned surface parking.

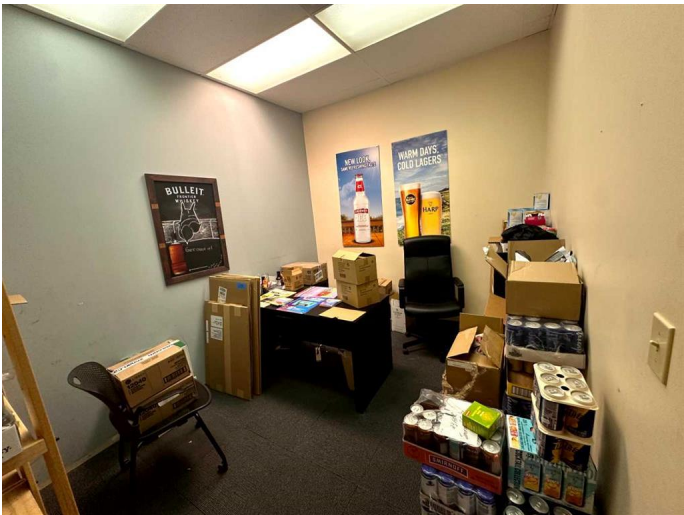
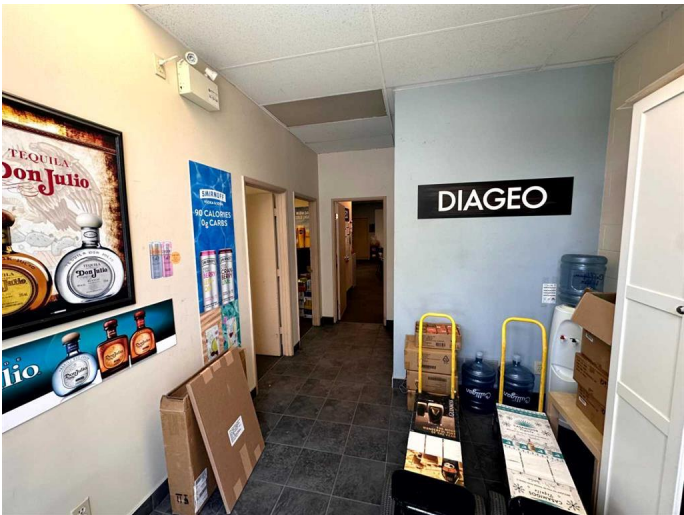
Contact our team today to schedule a tour or for more information.

Please click the brochure link for further info!

Built in 1971

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2243794 |
| Price      | \$14     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1971     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 534 42 Avenue Se      |
| Subdivision | Manchester Industrial |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1Y6               |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Utilities | Water Paid For, Electricity Not Paid For, Natural Gas Paid |
|-----------|------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 16              |
| Zoning         | DC IG           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Manchester Properties Inc. |
|----------------|----------------------------|

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