

# \$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 thoroughfares, 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.

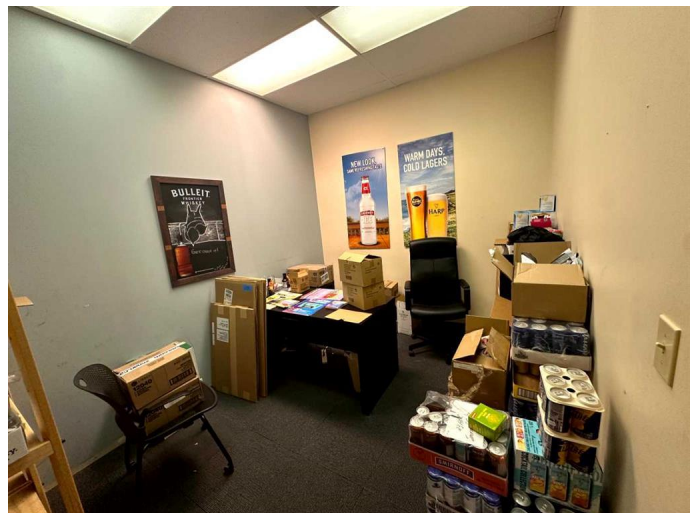
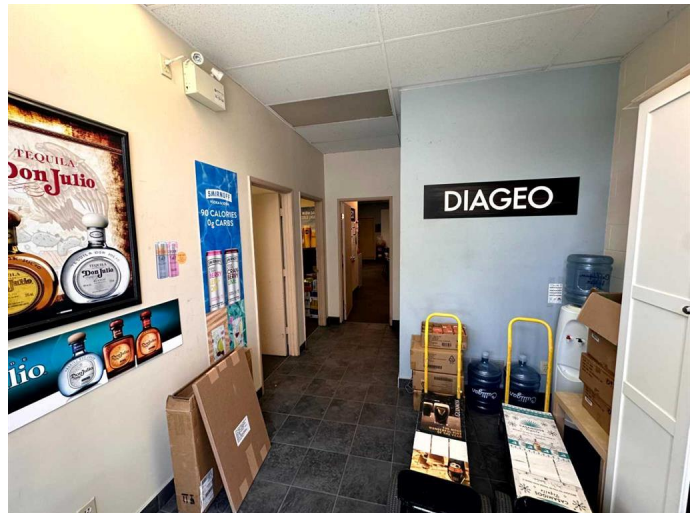
Contact our team today to schedule a tour or for more information.

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
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### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	DC IG

### Listing Details

Listing Office	Manchester Properties Inc.
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