# \$1,200,000 - 108, 112, 1289 Highfield Crescent Se, Calgary

MLS® #A2218550

\$1,200,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Highfield, Calgary, Alberta

Welcome to a rare opportunity in the centrally located Kempra Business Centreâ€"two titled commercial condo units being sold together, offering exceptional flexibility for both investors and owner-users. Total price is \$1,200,000. With a combined footprint of 5,237 square feet (Unit A: 2,862 sq. ft. | Unit B: 2,375 sq. ft.), this property delivers a unique blend of office and retail space in one of the city's most accessible business hubs. Each unit features a ground-level retail bay with double door loading access, along with a spacious, clear-span office area on the second floor. The full-height ceilings on the upper level and solid concrete floors between levels make the space feel open, bright, and ready for a variety of layouts or customizations. Whether you're looking to occupy the space yourself, lease it out, or do both, this property offers exceptional potential. One retail side is leased to a tenant until Dec. 2026. There is a lease-back opportunity for the other ground level space; rent rate to be negotiated. This building provides immediate revenue for investors or a transitional option for owner-users. Both units are air conditioned and sprinklered. Zoned I-G (Industrial General), the property accommodates a wide range of usesâ€"from office and retail to light industrial or service-based businesses. Located with excellent proximity to Blackfoot Trail, Glenmore Trail and Downtown, it offers quick







and easy access to the rest of the city, making it an ideal base for growing operations or established businesses seeking a more central footprint. Whether you're expanding your portfolio or establishing a new home for your business, these well-maintained, highly functional units check all the boxes for versatility, location, and long-term value.

Built in 1998

### **Essential Information**

MLS® # A2218550 Price \$1,200,000

Bathrooms 0.00 Acres 0.00 Year Built 1998

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 108, 112, 1289 Highfield Crescent Se

Subdivision Highfield
City Calgary
County Calgary
Province Alberta
Postal Code T2G 5M2

#### **Amenities**

Utilities Natural Gas Connected, Cable Connected

Parking Spaces 7

## Interior

Interior Features Open Floorplan

Heating Forced Air, Natural Gas, See Remarks

Cooling Central Air

#### **Exterior**

**Exterior Features** Lighting

Lot Description Landscaped, Paved

Roof Metal

Construction Mixed, Wood Frame, Stucco

Foundation None

#### **Additional Information**

Date Listed May 31st, 2025

Days on Market 154
Zoning I-G

# **Listing Details**

Listing Office Royal LePage Benchmark

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