

5799 3 STREET SE

CALGARY, AB



OFFICE SPACE FOR SALE & FOR LEASE

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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.

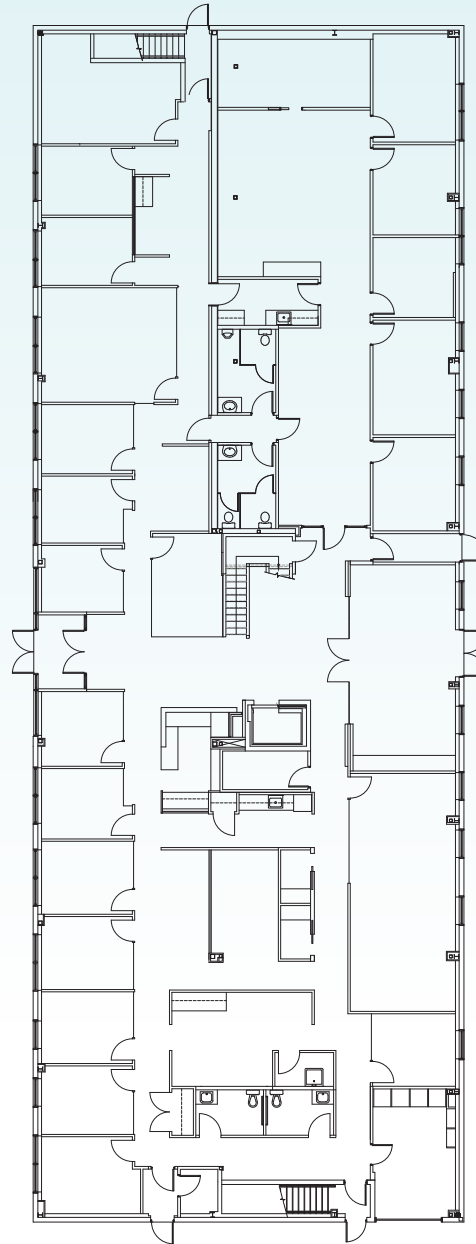
Municipal Address	5799 3 Street SE
Legal Description	Plan 8810516; Block C; Lot 7
Site Size	1.06 acres
Zoning	I-G (Industrial-General)
Year Built	1989
Rentable Area	Main Floor: 9,976 sf Second Floor: 9,976 sf Total: 19,952 sf
Parking	62 parking stalls
Property Tax (2025)	\$79,892.68
Asking Price	\$6,500,000
Lease Rate	Market lease rates
Op. Costs (2026)	\$8.93 psf (does not include utilities, in-suite janitorial or cleaning, and security services)
Availability	September 1, 2026



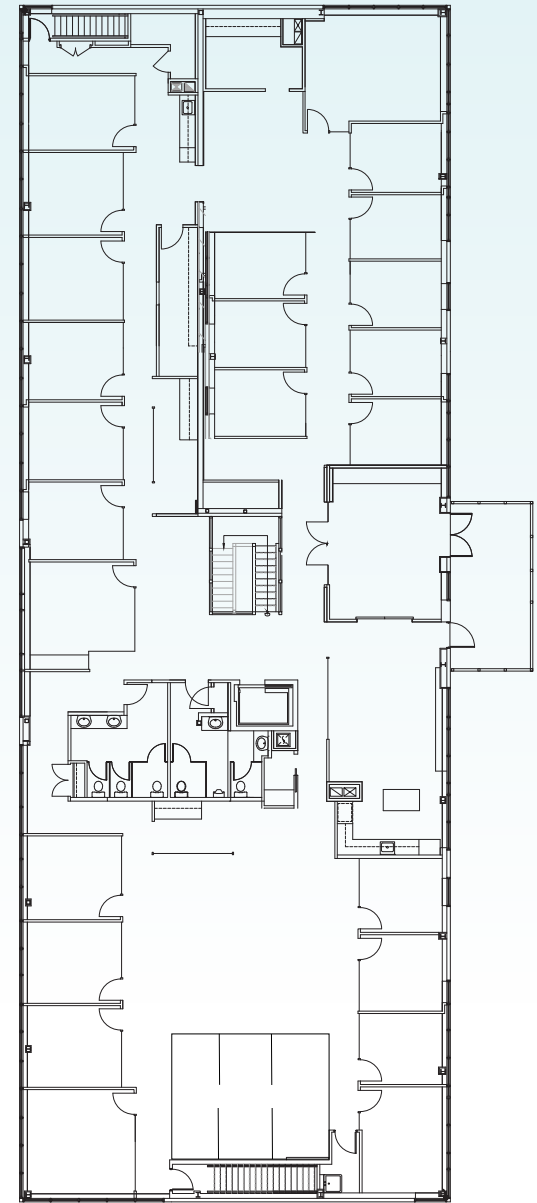
Floor Plans

- 44 Offices
- 4 Workstations/Open Areas
- 2 Printer/Copier Areas
- 5 Washrooms
- 3 Kitchens/Kitchenettes
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Exterior Patio
- 1 Flex/Fitness/Storage Room

Approximate layout breakdown



9,976 SF
Main Floor



9,976 SF
Second Floor

Floor plans are approximate and subject to change.



PHOTOS



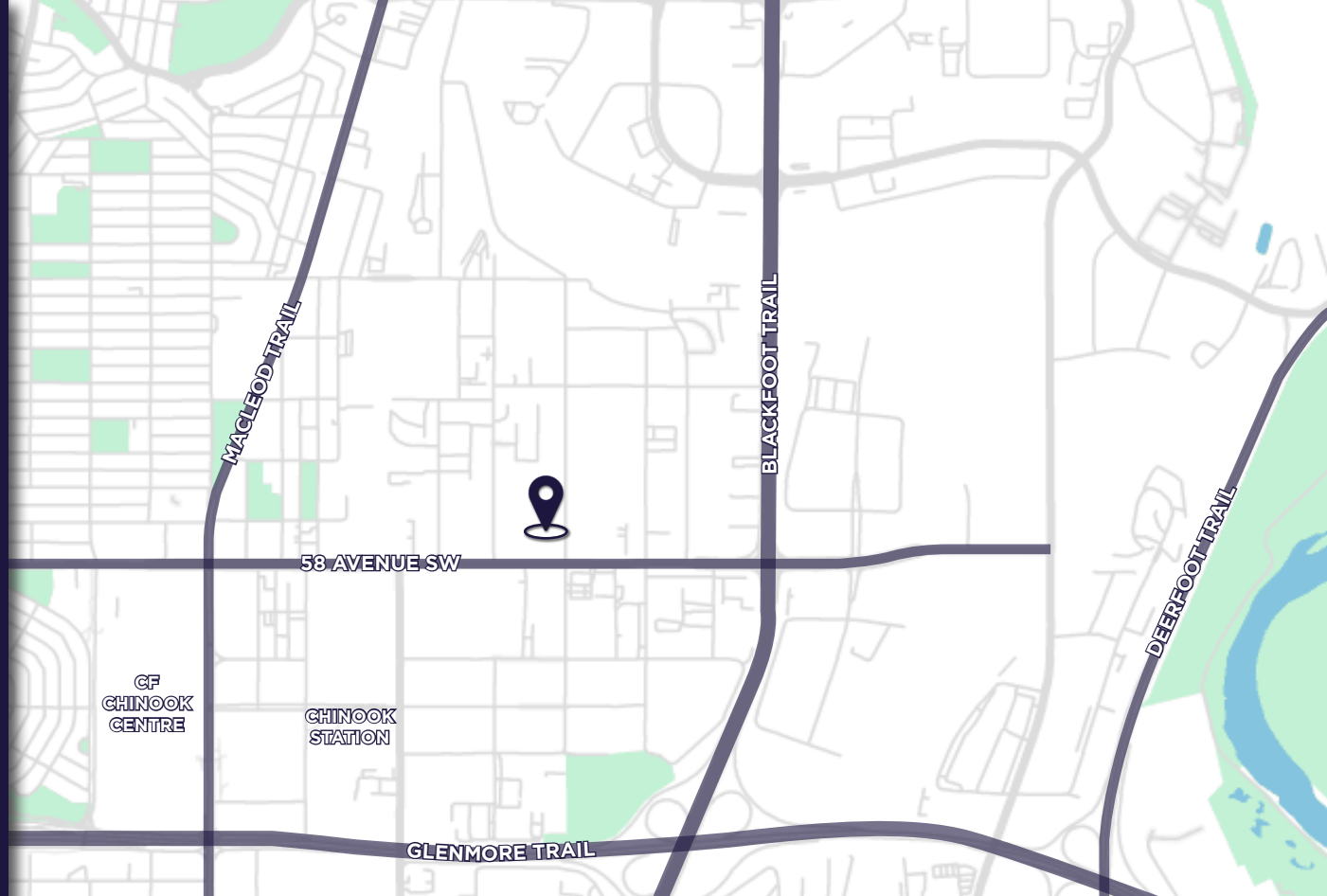
ABOUT THE AREA

5799 3 Street SE is located in Calgary's central southeast, in the well-established community of Manchester Industrial.

The property is just minutes from Glenmore Trail, Macleod Trail, and Blackfoot Trail, providing quick and efficient access across the city, including downtown Calgary (under 10 minutes) and Calgary International Airport. Public transit is readily accessible, with multiple bus routes serving the area and Chinook Station located less than 5 minutes away.

The surrounding area offers a strong mix of retail, food and beverage, and service amenities. Nearby destinations include CF Chinook Centre, Deerfoot Meadows, and The Calgary Farmers' Market. Popular local spots such as Café Rosario, Prairie Dog Brewing, and Marko's Kitchen are also located in the immediate vicinity.

This centrally located pocket of southeast Calgary is home to a mix of light industrial, flex office, and commercial users, offering an efficient environment for businesses of all types.



NEARBY AMENITIES





**5799 3
STREET SE**

CALGARY, AB

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