

OFFICE UNIT FOR SALE & FOR LEASE



UNIT 205, 1289 HIGHFIELD CRES SE

Calgary, AB



ABOUT THE PROPERTY

Property Details

Legal Description	Plan 9813696, Unit 15
Unit Size	974 sf
Zoning	I-G Industrial - General
Year Built	1977
Parking	Above ground reserved
Management Company	Westhawk Property Management

Sale Details

Sale Price	\$299,000
Condo Fees	\$251/month + GST (est. 2026)
Property Taxes	\$6,412.53 (est. 2026)
Parking	3 titled above ground stalls, free of charge

Lease Details

Lease Rate	Market
Op Costs	\$12.00 psf (est. 2026)
Availability	Immediately
Parking	3 above ground stalls, free of charge



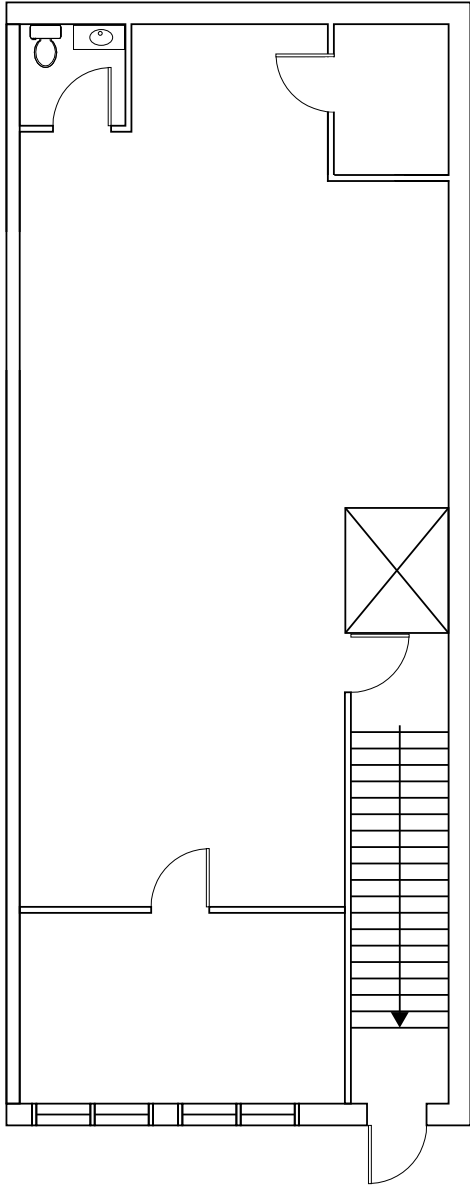
Property Highlights

- Located in the Highfield Industrial Park
- Amenities nearby include: Village Brewery, Jane Bond BBQ, Tim Hortons, Calgary Italian Bakery, Wendy's and more
- Ample above ground parking
- 12 minute drive to Downtown Calgary
- Walking distance to Highfield Crescent bus stop

FLOOR PLAN

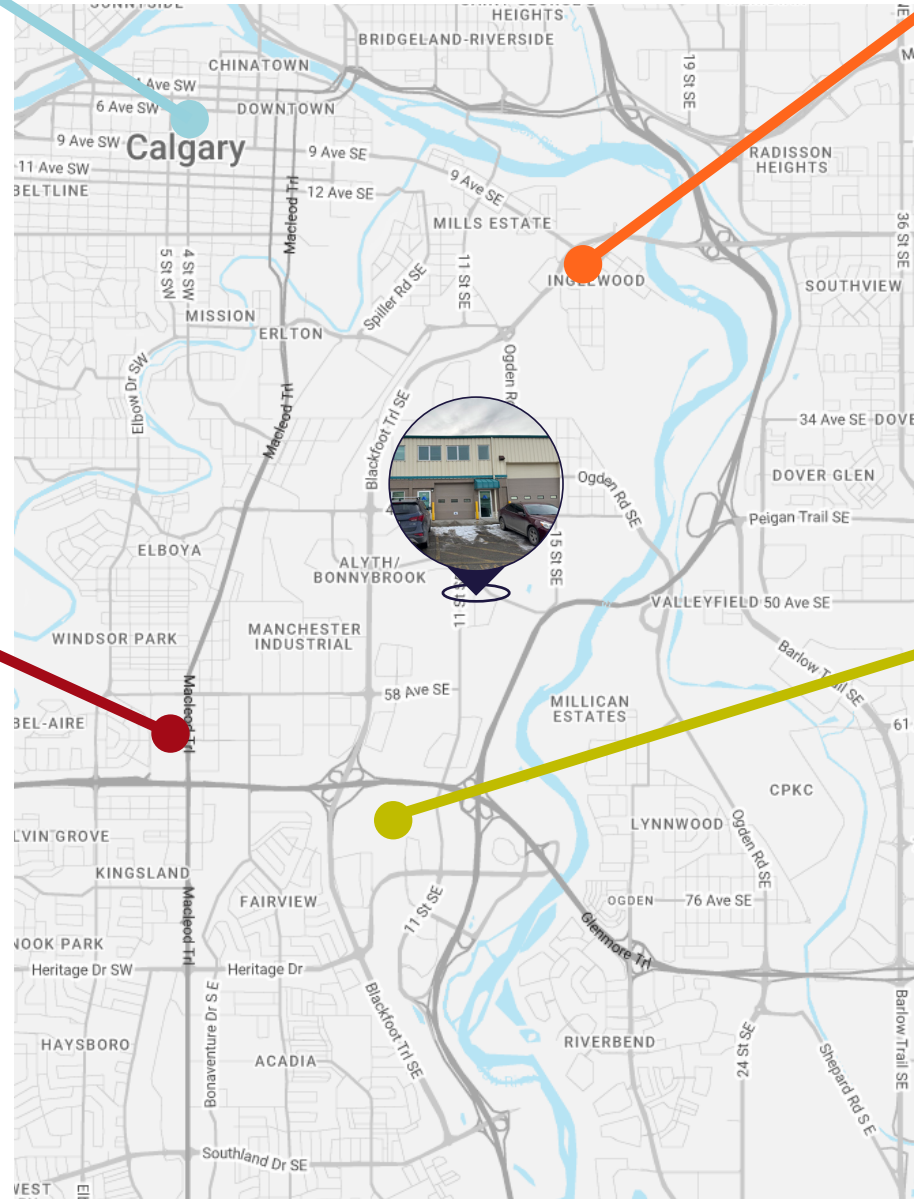
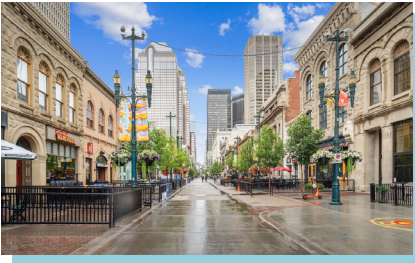
SUITE 205

974 SF

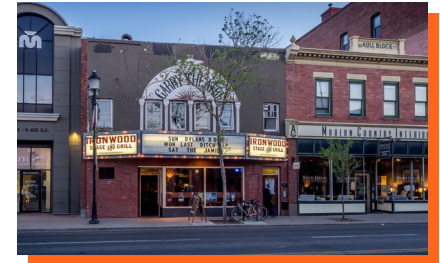


AMENITY MAP

Downtown Calgary



Inglewood



CF Chinook Centre

SPORT CHEK



JOEY
RESTAURANTS

Chapters

Tim Hortons



UNI
QLO



SUBWAY

PHIL & SEBASTIAN

Deerfoot Meadows

Walmart

T&T
Supermarket

REAL CANADIAN
SUPERSTORE

WINE
AND BEYOND
SPIRITS BEER & MORE.

MOXIE'S
GRILL & BAR

IKEA

edo
japan

FIVE GUYS

Petland

PHOTOS



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