

OFFICE UNIT FOR SALE & FOR LEASE



UNIT 205, 1289 HIGHFIELD CRES SE

Calgary, AB

1289



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

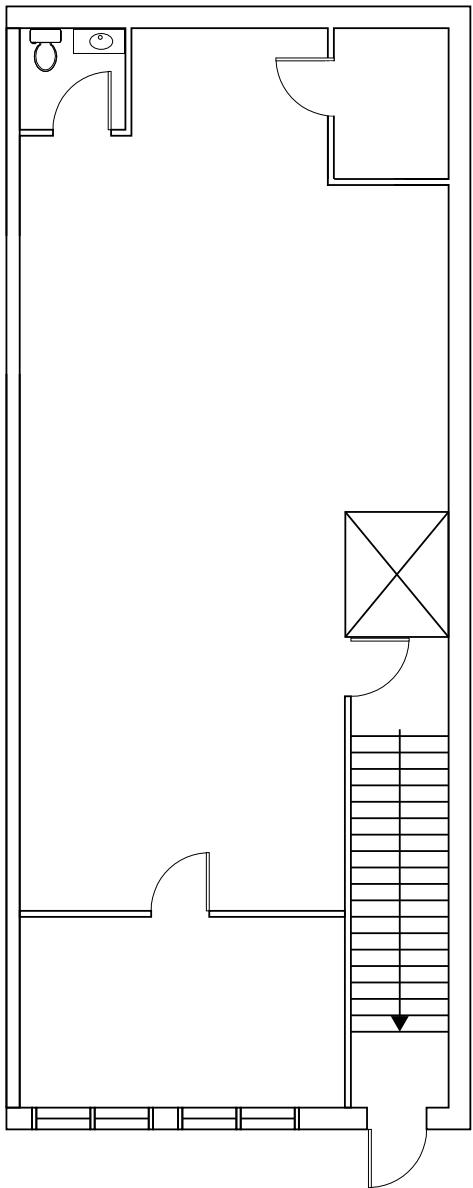


Property Highlights

- 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

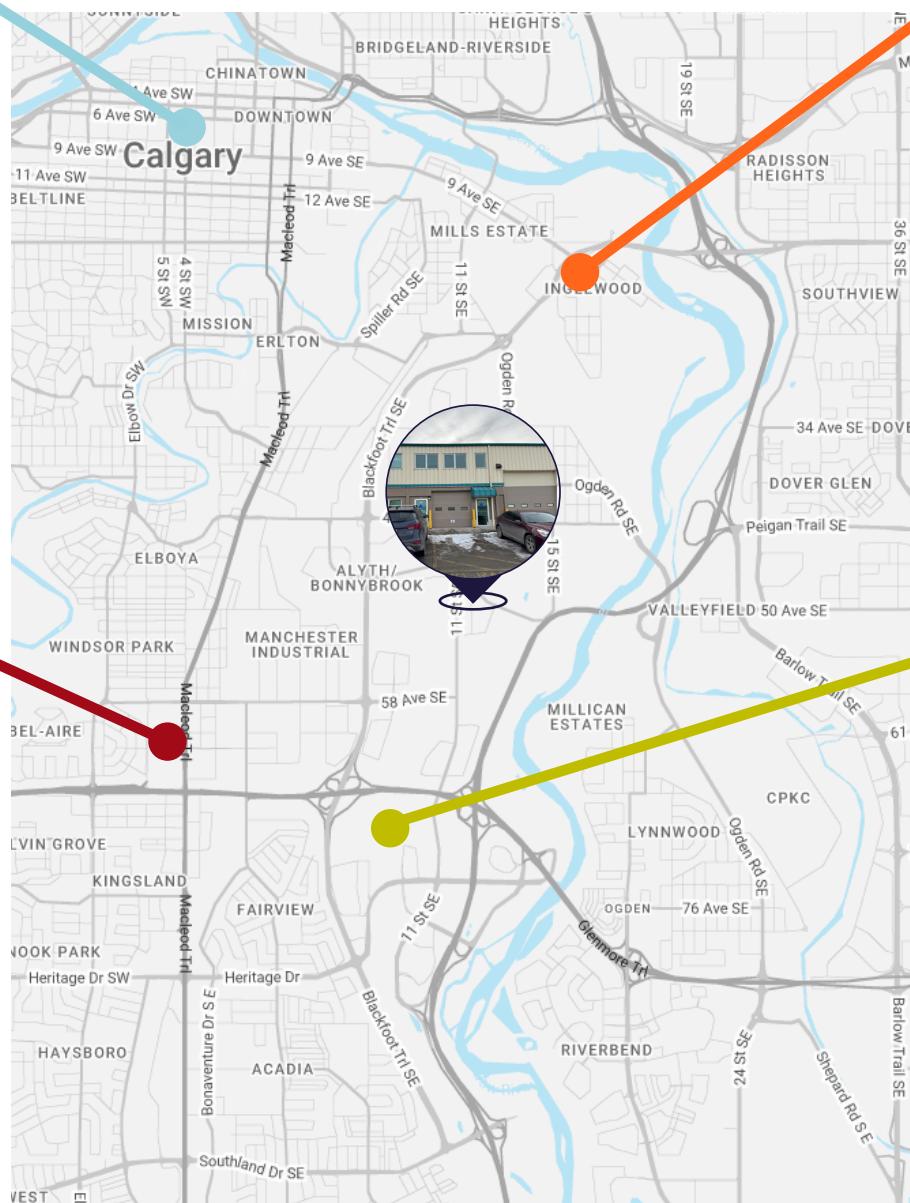


AMENITY MAP

Downtown Calgary



CF Chinook Centre



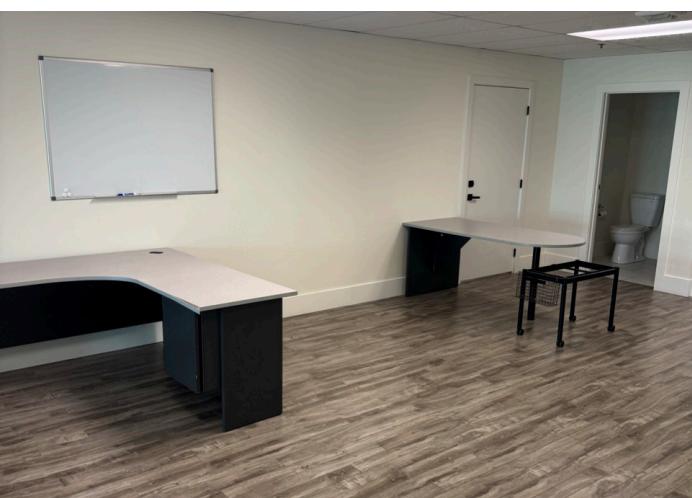
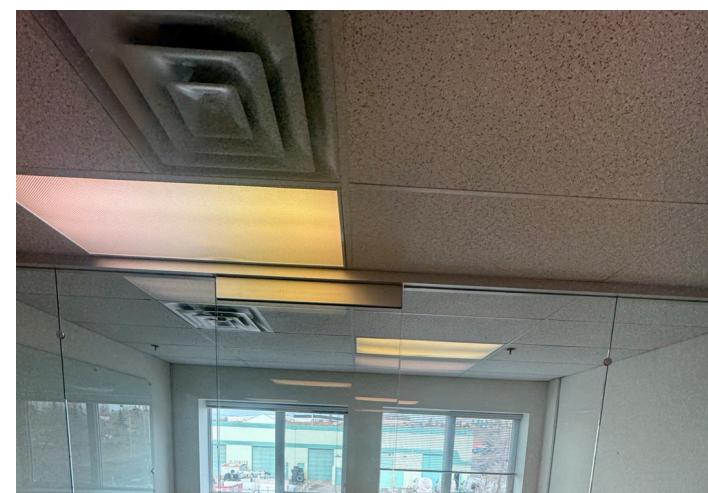
Inglewood



Deerfoot Meadows



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