

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

MLS® #A2218550

\$1,200,000

0 Bedroom, 0.00 Bathroom, 5,237 sqft
Industrial on 0.00 Acres

Highfield, Calgary, Alberta

Welcome to a rare opportunity in the centrally located Kempra Business Centre—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 uses—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.

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Built in 1998

Essential Information

Listing #	A2218550
Price	\$1,200,000
Bathrooms	0.00
Square Footage	5,237
Acres	0.00
Year Built	1998
Type	Industrial
Sub-Type	Condominium/Strata

Community Information

Address	108, 112, 1289 Highfield Crescent Se
Subdivision	Highfield
City	Calgary
Province	Alberta
Postal Code	T2G5M2

Amenities

Utilities	Cable, Natural Gas
Parking Spaces	7

Interior

Heating	Natural gas Forced air, See remarks
Cooling	Central air conditioning

Exterior

Exterior	Stucco
Exterior Features	Landscaped

Construction	Wood frame
Foundation	None

Listing Details

Listing Office	Royal LePage Benchmark
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