

OFFERING QUALITY AND VERSATILITY AT MANNING HEIGHTS

by Rennay Craats



Manning Heights business condominiums are like nothing else in Calgary. The boutique development is the perfect complement of its central location, flexibility and quality that gives incredible options to a wide variety of businesses. Its industrial commercial (IC) zoning distinguishes Manning Heights from typical warehouse units for sale.

“We have the ability to do a bit more than your traditional industrial condos because it allows us to do office, quasi-retail, showroom, shop space and a number of other uses. You can do everything industrial and more,” says Sean Flathers, leasing and development for Telsec Property Corporation.

The flexible IC zoning opens the door for everything from a tech office or microbrewery to a bike repair and parts shop or even a contractor business. Flathers also expects to see interest from people looking for a great place to store their vehicles and recreational toys in a space that goes far beyond simple storage. Buyers can customize the units to fit their needs, whether that means building a mezzanine with plumbing for a kitchen or washrooms, creating a comfortable lounge space or constructing office space above the warehouse or work area.

“We sell finished shell space with make-up air, rooftop units for heat/air and all the necessary rough-ins ready for the purchaser to build out whatever they want,” he says.

Buyers are encouraged to take advantage of the great downtown and mountain views from Manning Heights when designing their workspaces. They can choose from 17 condominium bays in two buildings, with one building consisting of 1,350-square-foot micro bays and the other with balconies fronting Manning Road starting at 2,400 square feet.

This size range fills a definite need in Calgary, as it is not easy to find space for sale that is less than 3,000 square feet. They are sure to attract small business owners and investors looking for a quality building in a great location. Manning Heights has easy access to Memorial Drive, Deerfoot Trail and Barlow Trail, and its central location has been one of the draws to the development. Interest is high as sales formally opens in November for a summer 2020 turnover.

Purchasers will also be attracted by Telsec’s build standards and know they won’t be disappointed by this incredible development.

“We’ve been around a long time and people know about our quality of construction. When we say it’s a Telsec quality-built project, that will resonate with the brokerage community because they know about our reputation and what we will deliver on,” he says.

With its quality product, great views, prime location and unique small bay offering, Manning Heights provides Calgary business owners and investors with the perfect ownership opportunity.



manningHeights

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