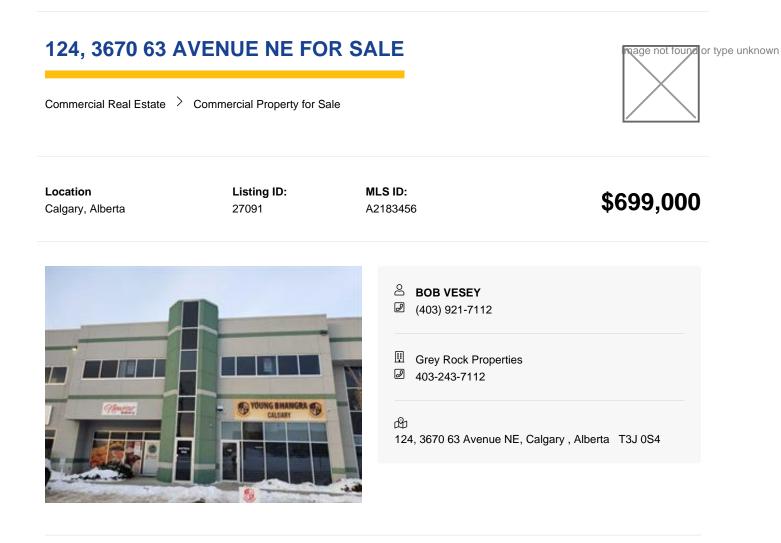


Generated: Sep 2, 2025, 2:37:01

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Sale

Zoning I-B

Year Built 2014

Property Sub Type Industrial

Building Area (Sq. M.) 189.33

Roof Membrane

Reports

Title Fee Simple

Subdivision Westwinds

Structure Type Industrial

Legal Plan 1512181

Footprint (Sq. Ft.) 2038

Heating Forced Air,Natural Gas

Access to Property

Back Alley Access, Airport Nearby, Front and Rear Drive access, Direct Access, Paved Lane **Inclusions** N/A Days On Market 262

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 2038.00

Construction Type Brick

Commercial Amenities Storefront

Restrictions None Known

Condo/Strata Bylaws,Title

For Sale industrial Bay Condominium in Westwind's NE, Ready to go with Make-up Air unit, currently a Specialty Food Store Bakery. Attractive exterior in great complex, newer construction. Minutes walk to C-Train, Minutes Drive to Airport, Metis Trail, McKnight, Deerfoot and Stoney Trail. Condo Fees \$821.47/Month Current Tenant willing to lease back.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.