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## 5150 47 STREET NE #2106 2102 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29014


**MLS ID:**  
A2179895

**\$1,621,400**



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 5150 47 Street Ne #2106 2102 , Calgary , Alberta T3J4N4

**Transaction Type**

For Sale

**Days On Market**

163

**Zoning**

DC

**Subdivision**

Westwinds

**Year Built**

2007

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0814562

**Building Area (Sq. Ft.)**

2948.00

**Building Area (Sq. M.)**

273.88

**Construction Type**

Brick,Concrete,Mixed

**Roof**

Asphalt Shingle

**Foundation**

Poured Concrete

**Heating**

Forced Air,Natural Gas

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

Title

Prime Investment Opportunity – 2 Units, 2,948 SQFT in the Heart of NE Calgary! Unlock the potential of owning real estate in one of Calgary's most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future. Why This Deal is Unmissable: • Strategic Location: Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, it's an ideal spot for businesses seeking exposure. • Flexible & Versatile Space: Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes. Endless Possibilities with Flexible Zoning: Take advantage of zoning that supports a variety of business types, including: • Athletic facilities • Auto body and paint shops • Automotive sales, rental, and service • Grocery stores and laboratories • Manufacturing, warehousing, and product distribution • Recreational/commercial vehicle sales and service • Veterinary clinics and hospitals Whether you're an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market. Don't miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success!

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