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204, 4655 54 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta

Listing ID:
30019


MLS ID:
A2207361

\$499,000



 **SUKH BRAR**
 (403) 472-7200

 **Royal LePage METRO**
 403-400-0000

 **204, 4655 54 Avenue NE, Calgary , Alberta T3J 3Z4**

Transaction Type

For Sale

Days On Market

154

Zoning

DC

Subdivision

Westwinds

Building TypeCommercial Mix, Manufacturing, Office
Building, Sports and
Recreation, Warehouse**Year Built**

2004

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0411722

Building Area (Sq. Ft.)

2386.00

Building Area (Sq. M.)

221.66

Inclusions

N/A

Restrictions

None Known

Reports

Condo/Strata Bylaws, Site Plans

Located in the heart of Westwinds, one of Calgary's busiest business hubs, this industrial condo bay offers a 1,216 sq. ft. main floor with additional 1,092 sq. ft. of mezzanine space, bringing the total area to 2,308 sq. ft. The unit is currently used as office and storage space, featuring two large windows on the main floor and additional windows on the mezzanine, allowing for ample natural light and a flexible workspace. Zoned Direct Control (DC), this property offers a wide range of potential business applications. Conveniently located with quick access to McKnight Boulevard, Métis Trail, Deerfoot Trail, and Stoney Trail, it is just a 15-minute drive to YYC International Airport, ensuring excellent connectivity.

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