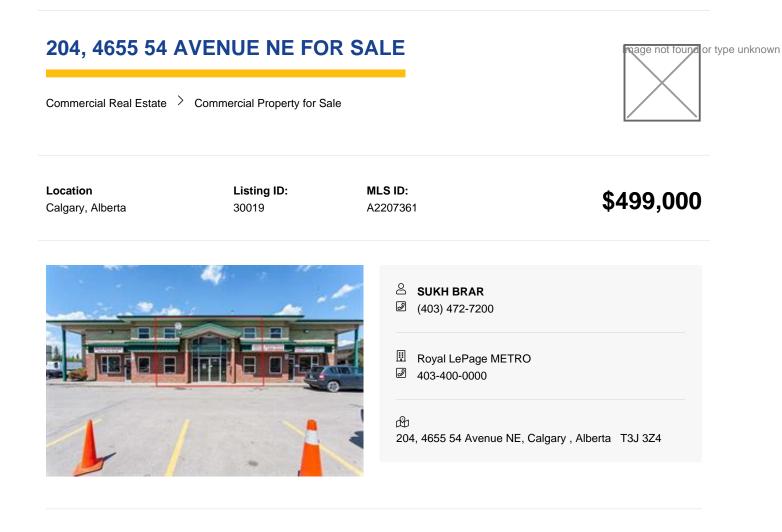


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Transaction Type	Days On Market	<b>Zoning</b>
For Sale	154	DC
Subdivision Westwinds	<b>Building Type</b> Commercial Mix,Manufacturing,Office Building,Sports and	<b>Year Built</b> 2004
Structure Type Mixed Use	Recreation,Warehouse <b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0411722	2386.00	221.66
Inclusions	Restrictions	<b>Reports</b>
N/A	None Known	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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