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

Transaction Type	Days On Market	Zoning
For Sale	281	DC
Subdivision	Building Type	Year Built
Westwinds	Commercial Mix, Manufacturing, Office Building, Sports and Recreation, Warehouse	2004
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0411722	2386.00	221.66
Inclusions	Restrictions	Reports
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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