

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.

504, 4655 54 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30096


MLS ID:
A2206112

\$499,000



 **SUNNY SAMRA**
 (403) 561-1434

 **TREC The Real Estate Company**
 403-270-4060

 504, 4655 54 Avenue NE, Calgary , Alberta t3j3z4

Transaction Type

For Sale

Days On Market

85

Zoning

DC

Subdivision

Westwinds

Year Built

2006

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan

0610915

Building Area (Sq. Ft.)

1253.00

Building Area (Sq. M.)

116.41

Inclusions

All furniture, bar fridge & microwave in the kitchen area.

Restrictions

None Known

Reports

Title

Business space for sale in Westwinds Industrial Park. This location is perfect for a new or growing business with five private offices, front reception, a kitchen, 2pc bathroom and a storage room. Featuring high ceilings and large windows this office space comes fully furnished including desks, chairs and filing cabinets, microwave and a bar fridge. The rear storage room features a security system station, and ample storage space. Kitchen area includes a bar fridge, sink, microwave and upper and lower cabinets. For added convenience parking spots for customers and staff are located right outside the unit. Prime location close proximity to major roads and access to McKnight Trail makes it easy to get onto Deerfoot or Stoney Trail. Public transit is also just steps away or short drive to Westwinds LRT. The numerous amenities and services draws many consumers to the area, perfect spot for your business to flourish!

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.