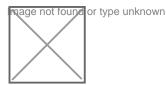


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4809 WESTWINDS DRIVE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30103

MLS ID: A2209003

\$1,069,000



- **△** ZAWAR CHEEMA
- **2** (403) 287-3880
- RE/MAX House of Real Estate
- **403-287-3880**

r<u>P</u>ri

4809 Westwinds Drive NE, Calgary , Alberta T3J4L4

Transaction Type

For Sale

Days On Market

45

Zoning

DC

Subdivision

Westwinds

Building TypeCommercial Mix

Year Built 2001

Structure Type

Mixed Use

Property Type Commercial Property Sub Type

Mixed Use

Legal Plan

0110953

Building Area (Sq. Ft.)

Building Area (Sq. M.) 418.99

Construction Type

Brick.Concrete.Mixed

Roof

4510.00

Asphalt/Gravel,Flat

Cooling Central Air

Heating

Boiler, Natural Gas

Access to Property

Front and Rear Drive access

Inclusions

NA

Restrictions
None Known

Reports
Building Plans

This fully leased-out yearly gross rent of \$97200, mixed-use property offers an exceptional business opportunity in one of the busiest business hubs' remarkable locations. With prime exposure on Westwinds Drive NE, this unit is versatile and suitable for various uses, including religious worship, educational institutions, medical-related facilities, Restaurants, etc. The Zoning allows multiple usages, offering flexibility for future development or current operation. The property is fully leased, ensuring immediate cash flow for investors. In case someone needs it personally that is negotiable as well Strategic Location, Situated in a high-traffic area, ensuring visibility and ease of access Ideal for various types of businesses, from places of worship to medical offices and educational centers. The total measured area is almost 4510 sq including the Mezzanine. 6 different tenants occupy it, and the total rent collection is \$8100. Whether you're looking to expand your investment portfolio or establish a facility in a thriving community, this property offers immense potential for a variety of businesses. The possession is negotiable.

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.