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## 4809 WESTWINDS DRIVE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30103


**MLS ID:**  
A2209003

**\$1,069,000**



 **ZAWAR CHEEMA**  
 (403) 287-3880

 RE/MAX House of Real Estate  
 403-287-3880

 4809 Westwinds Drive NE, Calgary , Alberta T3J4L4

**Transaction Type**

For Sale

**Days On Market**

45

**Zoning**

DC

**Subdivision**

Westwinds

**Building Type**

Commercial Mix

**Year Built**

2001

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0110953

**Building Area (Sq. Ft.)**

4510.00

**Building Area (Sq. M.)**

418.99

**Construction Type**

Brick,Concrete,Mixed

**Roof**

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 .

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