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5150 47 STREET NE #2122 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30371


MLS ID:
A2216112

\$874,650



 **AHTISHAM AHMAD**
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 403-590-2233

 5150 47 Street NE #2122 , Calgary , Alberta T3J 4N4

Transaction Type

For Sale

Days On Market

124

Zoning

DC

Subdivision

Westwinds

Year Built

2007

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0814562

Building Area (Sq. Ft.)

2058.00

Building Area (Sq. M.)

191.19

Construction Type

Brick,Concrete,Mixed

Roof

Asphalt Shingle

Foundation

Poured Concrete

Heating

Forced Air,Natural Gas

Inclusions

NA

Restrictions

None Known

Reports

Aerial Photos

?? Prime Industrial Bay in Westwinds Business Park – High Exposure & Versatility! Seize this rare opportunity to own a 2,058 sq ft (+/-) industrial bay in one of NE Calgary's most sought-after commercial hubs — Westwinds Business Park, strategically located at the intersection of McKnight Blvd and 52 Street NE. This high-traffic corridor offers exceptional visibility and easy access to major thoroughfares, including Stoney Trail and the Calgary International Airport, making it ideal for logistics, retail, or service-based operations. The unit boasts a 22 ft clear ceiling height, a 10' x 12' drive-in overhead door, and Direct Control (DC) zoning, providing flexibility for a wide range of permitted and discretionary uses. Perfect for auto body and paint shops, automotive sales or repair, light manufacturing, warehousing, showrooms, packaging businesses, grocery/retail outlets, veterinary clinics, and more. With consistent foot and vehicle traffic from surrounding commercial and residential developments, including West winds Corner and the nearby LRT station, this location supports strong business visibility and long-term growth potential.

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