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## 153, 3901 54 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30595


**MLS ID:**  
A2220522

**\$699,900**



 **DALI SINGH**  
 403-991-196

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

 **153, 3901 54 Avenue NE, Calgary , Alberta T2H3B8**

**Transaction Type**

For Sale

**Days On Market**

81

**Zoning**

DC

**Subdivision**

Westwinds

**Building Type**

Commercial Mix

**Year Built**

2003

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0312524

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

2895.00

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

268.95

**Parking**

4

**Inclusions**

N/A

**Restrictions**

See Remarks

**Reports**

Call Lister

Fantastic opportunity to own a high-exposure corner commercial bay in the highly desirable Westwinds Business District. This professionally managed unit offers approximately 2,900 sq. ft. over two floors, with great natural light from large windows on both levels. The main floor features a versatile open-concept layout—ideal for retail, office, showroom, or light industrial use. The second floor includes two self-contained office suites, each with its own entrance, providing excellent rental income potential (estimated at \$2,500/month for the two upper units). One upper unit is currently leased. Positioned in a prime location area with excellent accessibility and strong leasing potential, this property offers a valuable opportunity for commercial investors seeking portfolio growth and income stability.

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