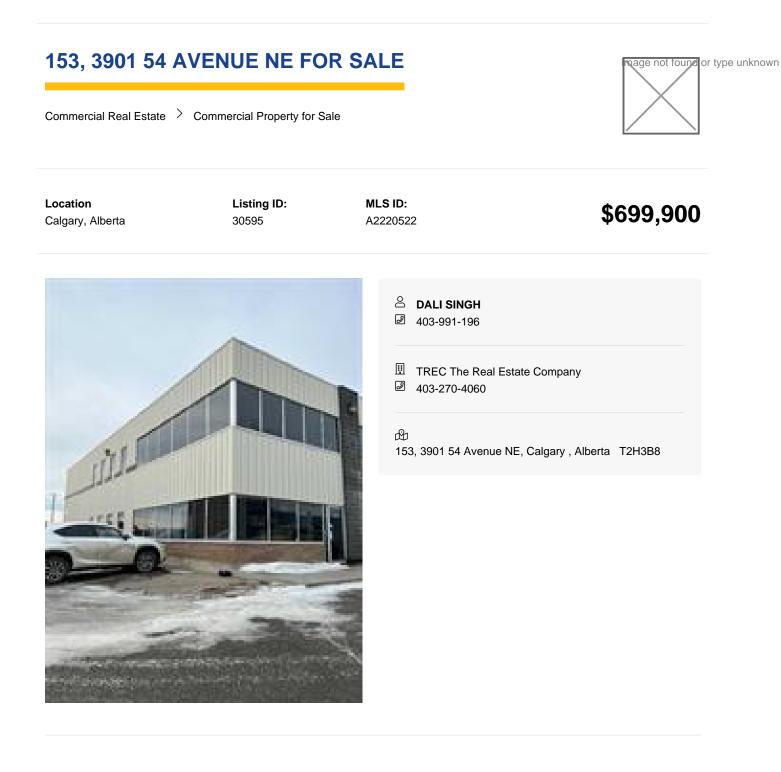


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Transaction Type	Days On Market	Zoning
For Sale	81	DC
Subdivision	Building Type	Year Built
Westwinds	Commercial Mix	2003
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0312524	2895.00	268.95
Parking	Inclusions	Restrictions
4	N/A	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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