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4852 50 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30836

MLS ID:
A2227690

\$4,350,000



 **CHRISTOPHER PITMAN**
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 4852 50 Avenue NE, Calgary , Alberta T3J4L8

Transaction Type For Sale	Title Fee Simple	Days On Market 149
Zoning DC (pre 1P2007)	Subdivision Westwinds	Building Type Commercial Mix
Year Built 2000	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0111496	Building Area (Sq. Ft.) 10000.08
Building Area (Sq. M.) 929.03	Lot Size (Sq. Ft.) 122892	Lot Size (Acres) 2.82
Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,See Remarks	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

This versatile commercial building in Calgary's desirable Westwinds area offers the perfect blend of warehouse, light manufacturing, and office space under one roof. Built in 2000 and zoned Direct Control (DC) Subject is the left side of the building, the property is ideally suited for a wide range of business uses. The main floor features a welcoming reception area, multiple offices, and a functional workspace currently used by a signage company, while the second floor provides additional office space suitable for management or administrative teams. With excellent access from major highways and a rear lot that accommodates large overhead doors, the site is designed for easy deliveries and efficient logistics. Backside area can also be used for storage or parking. This is a rare opportunity to secure a well-located, flexible commercial space.

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