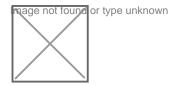


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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**
- **(403)** 850-3942
- Royal LePage METRO
- **403-400-0000**
- 4852 50 Avenue NE, Calgary , Alberta T3J4L8

**Transaction Type** 

For Sale

Title

**Days On Market** 

51

Zoning

DC (pre 1P2007)

Subdivision Westwinds

Fee Simple

Building Type
Commercial Mix

Year Built

2000

Structure Type Mixed Use **Property Type**Commercial

**Property Sub Type** 

Industrial

Legal Plan

Building Area (Sq. Ft.)

0111496

10000.08

Building Area (Sq. M.)

929.03

Lot Size (Sq. Ft.)

2.82

Access to Property

Accessible to Major Traffic Route, Airport Nearby, Direct Access, See Remarks

Inclusions N/A

122892

**Restrictions**None Known

Lot Size (Acres)

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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