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## 1110, 76 WESTWIND CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30903

MLS ID: A2229162

\$800,000



SATYAM BANSAL

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■ TREC The Real Estate Company

**403-270-4060** 

1110, 76 Westwind Crescent NE, Calgary , Alberta T3J5H2

Transaction TypeDays On MarketZoningFor Sale146I-C

**Building Type** 

Subdivision

Commercial Mix,Condo

Complex,Institutional,Major

Vear Built

2018

Shopping,Office Building,Shopping Centre,Strip Mall,Warehouse

Structure Type Property Type Property Sub Type

Mixed Use Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1911657 1881.00 174.75

InclusionsRestrictionsReportsN/ANone KnownCall Lister

An exceptional investment opportunity in the heart of Westwinds, NE Calgary. This fully leased commercial condo bay offers over 1,880 sq ft of versatile mixed-use space, generating stable income from two reliable tenants. The main floor, approximately 1,315.45 sq ft, is secured with a 10-year lease that includes scheduled annual rent increases, ensuring long-term and growing returns. The mezzanine level, approximately 565.53 sq ft, is leased on a 3-year term to a dependable tenant who has expressed interest in extending their lease, further strengthening the investment profile. The unit features 24-ft ceilings, an overhead loading door, rooftop HVAC, rough-in plumbing, rear staff access, and ample surface parking. Located just minutes from the Westwinds C-Train station, major roadways, and surrounded by a wide range of commercial amenities, this property offers high visibility and convenience. Zoned for various uses including retail, restaurant, personal services, grocery, medical, and wellness, this is a rare chance to own a turnkey, income-producing asset in one of Calgary's busiest business districts. Contact your REALTOR today to arrange a private tour.

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