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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

\$750,000



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

 1110, 76 Westwind Crescent NE, Calgary , Alberta T3J5H2

Transaction Type

For Sale

Days On Market

24

Zoning

I-C

Subdivision

Westwinds

Building TypeCommercial Mix, Condo
Complex, Institutional, Major
Shopping, Office Building, Shopping
Centre, Strip Mall, Warehouse**Year Built**

2018

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1911657

Building Area (Sq. Ft.)

1881.00

Building Area (Sq. M.)

174.75

Inclusions

N/A

Restrictions

None Known

Reports

Call Lister

Excellent opportunity to own a versatile commercial condo bay in the highly sought-after Westwinds area of NE Calgary. This well-maintained unit offers over 1,880 sq ft of industrial/retail mixed-use space, perfect for a wide range of business types. The mezzanine level (approx. 565.53 sq ft) is currently leased to a stable tenant on a 3-year term, providing consistent rental income. The main floor (approx. 1,315.45 sq ft) is vacant and ready for owner use or leasing—ideal for a butcher shop, grocery store, restaurant, showroom, retail outlet, spa, salon, medical or wellness clinic, hardware store, or convenience store. Features include 24-ft ceilings, an overhead loading door, rough-in plumbing for customization, rooftop HVAC, a rear entry for staff or deliveries, and ample surface parking. Located just minutes from the C-Train station, major highways, and numerous commercial amenities, this location offers excellent exposure and accessibility in one of Calgary's most active business hubs. Don't miss this fabulous opportunity to establish or expand your business in one of Calgary's most vibrant business hubs. Call your REALTOR® today to book a showing!

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