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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**  
 (587) 971-7998

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

 1110, 76 Westwind Crescent NE, Calgary , Alberta T3J5H2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 84	<b>Zoning</b> I-C
<b>Subdivision</b> Westwinds	<b>Building Type</b> Commercial Mix, Condo Complex, Institutional, Major Shopping, Office Building, Shopping Centre, Strip Mall, Warehouse	<b>Year Built</b> 2018
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1911657	<b>Building Area (Sq. Ft.)</b> 1881.00	<b>Building Area (Sq. M.)</b> 174.75
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Call 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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