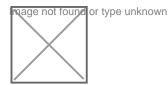


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (587) 971-7998

■ TREC The Real Estate Company

**403-270-4060** 

1110, 76 Westwind Crescent NE, Calgary , Alberta T3J5H2

Transaction TypeDays On MarketZoningFor Sale24I-C

**Building Type** 

SubdivisionCommercial Mix,Condo<br/>Complex,Institutional,MajorYear Built<br/>2018WestwindsShopping,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

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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