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PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta



Listing ID:
31421


MLS ID:
A2241357

\$399,000



 **MANJIT JASWAL**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 406, 4656 Westwinds Drive NE, Calgary , Alberta t3j3z5

Transaction Type For Sale	Title Fee Simple	Days On Market 22
Business Type Professional/Office	Zoning DC (pre 1P2007)	Subdivision Westwinds
Building Type Commercial Mix,Mixed Use,Office Building,Warehouse	Year Built 2001	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Office	Legal Plan 0110542
Building Area (Sq. Ft.) 1947.00	Building Area (Sq. M.) 180.88	Parking 2
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Accessible to Major Traffic Route,Major Shopping Nearby,On Major Traffic Route,Public Transportation Nearby
Inclusions none	Restrictions Board Approval,None Known	Reports Title

Office bay for sale in West Winds Industrial Park, the center of the NE. This location is perfect for a new or growing business with five (5) private offices, WITH a MAIN FLOOR ONE (1) board room, TOTAL OF 6 ROOMS, Front reception, both levels have a kitchen and also an upper floor kitchen & eating area, both levels have a 2-piece bathroom and a storage room on the main floor. Featuring high ceilings and large windows, this office space comes fully furnished, including desks, chairs and filing cabinets, a microwave, and a bar fridge. The rear storage room features a security system station and ample storage space. The kitchen area includes a fridge, sink, microwave and upper and lower cabinets. For added convenience, parking spots for customers and staff are located right outside the unit. The prime location, close proximity to major roads, bus route, and access to McKnight Trail make it easy to connect to Deerfoot Stoney Trail. Public transit is also just steps away or a short drive to West Winds LRT. The numerous amenities and services draw many consumers to the area, making it a perfect spot for your business to flourish! Please call for more details

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