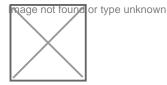


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PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID: 31421 MLS ID: A2241357

\$399,000



A MANJIT JASWAL

(403) 250-2882

□ Century 21 Bravo Realty

403-250-2882

rM1

406, 4656 Westwinds Drive NE, Calgary, Alberta t3j3z5

Transaction Type

For Sale

TitleFee 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

val, None Known 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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