

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.

## 1125, 76 WESTWINDS CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31616


**MLS ID:**  
A2246332

**\$895,000**



 **PAUL BAL**  
 (403) 294-1500

 CIR Realty  
 403-294-1500

 1125, 76 Westwinds Crescent NE, Calgary , Alberta T3J 2E7

|   |                                     |   |
|---|-------------------------------------|---|
| <b>Transaction Type</b><br>For Sale     | <b>Title</b><br>Fee Simple          | <b>Days On Market</b><br>1                  |
| <b>Zoning</b><br>I-C                    | <b>Subdivision</b><br>Westwinds     | <b>Building Type</b><br>Condo Complex       |
| <b>Year Built</b><br>2018               | <b>Structure Type</b><br>Industrial | <b>Property Type</b><br>Commercial          |
| <b>Property Sub Type</b><br>Office      | <b>Legal Plan</b><br>1911657        | <b>Building Area (Sq. Ft.)</b><br>2230.00   |
| <b>Building Area (Sq. M.)</b><br>207.17 | <b>Inclusions</b><br>N/A            | <b>Restrictions</b><br>Airspace Restriction |

#### Reports

Condo/Strata Bylaws,Floor Plans,Title

Located in a prime industrial corridor with excellent access to McKnight Blvd NE and Deerfoot Trail, this versatile commercial property offers 2230 +/- sqft and is zoned I-C, allowing for a wide variety of office, retail, light industrial, and healthcare (pharmacy, dental, and walk-in clinic) uses. The space is thoughtfully designed with flexibility in mind, featuring a 1454 sqft main floor that has 934 square feet of well-built out offices, and 776 sqft of well-built out 2nd floor offices. High-quality finishes are found throughout, and a separate entrance to each office suite provides the unique opportunity to either occupy the entire space or generate rental income by leasing one of the offices. The property also includes approximately 520 sqft of warehouse space with a 20-foot ceiling height (TBV) and a 12' x 14' drive-in door for convenient loading. Power is 200A, 110/240V (TBV). This is a perfect investment for a business seeking a blend of high-end office space and functional industrial capacity in a strategic location.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.