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## 4850 WESTWINDS DRIVE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
33702


**MLS ID:**  
A2280929

**\$15**



 **KRISHAN GOLL**  
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 4850 Westwinds Drive NE, Calgary , Alberta T3J 3Z5

|   |                                |   |
|---|--------------------------------|---|
| <b>Transaction Type</b><br>For Lease    | <b>Days On Market</b><br>127   | <b>Lease Amount</b><br>15.00              |
| <b>Lease Frequency</b><br>Annually      | <b>Zoning</b><br>C-N2          | <b>Subdivision</b><br>Westwinds           |
| <b>Year Built</b><br>2015               | <b>Structure Type</b><br>Other | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Retail      | <b>Legal Plan</b><br>9512983   | <b>Building Area (Sq. Ft.)</b><br>3000.00 |
| <b>Building Area (Sq. M.)</b><br>278.71 | <b>Inclusions</b><br>None      | <b>Restrictions</b><br>None Known         |
| <b>Reports</b><br>None                  |                                |   |

Approximately 3,000 ± sq. ft. of underground commercial space available in a secure, well-maintained mixed-use building. Previously operated as a gym, this versatile space is well suited for fitness, storage, studio, or other low-traffic private uses. Prime corner location adjacent to Prairie Winds Park with excellent access to McKnight Trail, Barlow Trail, Stoney Trail, and Deerfoot Trail. Conveniently located minutes from McKnight LRT and nearby bus routes. The space offers a quiet, private environment with excellent sound isolation, making it ideal for operations that value privacy and flexibility. Features include an open layout, full sprinkler and fire safety approvals, elevator access within the building, and a secure setting. Ideal for private gym or training facilities, contractor or business storage, inventory or logistics use, studio or creative space, back-office operations, or cultural/community uses. Competitive rental rates for the size and location. Flexible lease terms available for the right tenant.

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