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## 4852 50 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**

Calgary, Alberta

**Listing ID:**

35150



**MLS ID:**


A2308965

**\$3,999,000**



 **PIYUSH GIRDHAR**  
 (403) 590-8595

 Royal LePage METRO  
 403-400-0000

 4852 50 Avenue NE, Calgary , Alberta T3J4L8

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

DC (pre 1P2007)

**Subdivision**

Westwinds

**Building Type**

Commercial Mix

**Year Built**

2000

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0111496

**Building Area (Sq. Ft.)**

10000.00

**Building Area (Sq. M.)**

929.02

**Inclusions**

SCHEDULE B TO BE PREPARED AT  
THE TIME OF AN OFFER TO  
PURCHASE

**Restrictions**

Call Lister

**Reports**

Floor Plans

This versatile commercial building in Calgary's desirable Westwinds area offers the perfect blend of warehouse, light manufacturing, and office space under one roof. Built in 2000 and zoned Direct Control (DC) Subject is the left side of the building, the property is ideally suited for a wide range of business uses. The main floor features a welcoming reception area, multiple offices, and a functional workspace currently used by a signage company, while the second floor provides additional office space suitable for management or administrative teams. With excellent access from major highways and a rear lot that accommodates large overhead doors, the site is designed for easy deliveries and efficient logistics. Backside area can also be used for storage or parking. This is a rare opportunity to secure a well-located, flexible commercial space. The signage business can be sold as well or it can leaseback a portion of the main floor if needed.

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