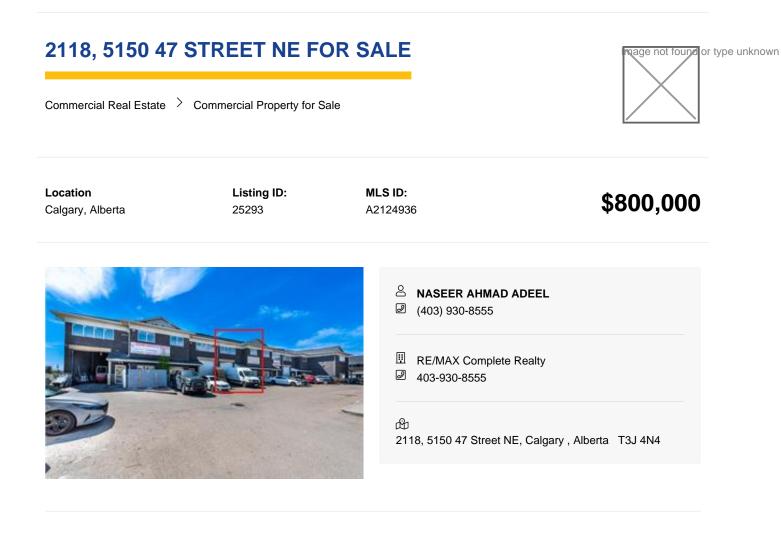


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Transaction Type For Sale

Subdivision Westwinds

Property Type Commercial

Building Area (Sq. Ft.) 2001.00

Restrictions None Known Days On Market

Year Built 2007

Property Sub Type Industrial

Building Area (Sq. M.) 185.90

Reports Call Lister **Zoning** DC

Structure Type Industrial

Legal Plan 0814562

Inclusions N/A

Highly flexible zoning, allowing for a wide variety of commercial and light industrialuses such as athletic facilities, auto body and paint shops, automotive sales/rental/service, grocery stores, laboratories, manufacturing-related uses, distribution of products/materials, recreational and commercial vehicle sales/rental/service, as well as veterinary clinics/hospitals, to name a few. Bays feature 22' clear height, with most of the bays including one 10' x 12' frontdrive-in door. Conveniently located near the intersection of McKnight Blvd. NE and 52 Street NE, in the Westwinds business park node of the Castleridge community. Investment opportunity for a small investor or owner-occupier looking to acquire their own real estate and control the future of their operating premises.

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