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2160, 76 WESTWINDS CRESCENT NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
25979


MLS ID:
A2146175

\$719,900



 **ZAWAR CHEEMA**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 2160, 76 Westwinds Crescent NE, Calgary , Alberta T3J5H5

Transaction Type For Sale	Title Fee Simple	Days On Market 57
Zoning I-C	Subdivision Westwinds	Building Type Commercial Mix
Year Built 2018	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 1911657	Building Area (Sq. Ft.) 2220.00
Building Area (Sq. M.) 206.24	Construction Type Concrete,Mixed	Roof Asphalt/Gravel
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports		
Title		

Prime Retail Commercial 2220 sqft up and down a bay for sale, discover a unique opportunity to own a fully developed, two-floor retail commercial unit in a prime location. This property is ideal for business owners or investors looking for steady rental income and excellent amenities, it is equally good for the personal use of a corporate business owner. Property features, Total area approximately 2220 sq ft across two floors. The main floor is currently rented for \$2500/month, the lease expiring September 2024 . The tenant is Interested in extending it one more year, featuring: one spacious washroom, a modern interior suitable for various retail businesses, such as small worship places, and every kind of medical facility, storage, pizza shop, and many more usages are permitted there. Upper Floor is currently rented for \$2500/month, including: three well-appointed offices One board room perfect for meetings and presentations fully equipped kitchen One washroom HVAC System: Both floors have separate, efficient HVAC systems for optimal comfort and energy savings Rental Income: Total rental income of \$5000/month Prime Location: High visibility and foot traffic, ideal for attracting customers and tenants This well-maintained property offers a solid return on investment and a prime location for businesses. Don't miss out on this exceptional opportunity.

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