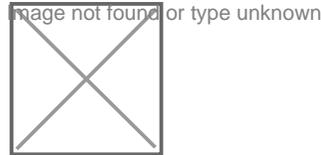


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OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
26591

MLS ID:
A2158904

\$1,199,000



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

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

 4809 Westwinds Drive NE, Calgary , Alberta T3j4l4

Transaction Type For Sale	Title Fee Simple	Days On Market 7
Business Name Vacuum depo	Business Type Other	Zoning DC (pre 1P2007)
Subdivision Westwinds	Building Type Commercial Mix	Year Built 2001
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0110953	Building Area (Sq. Ft.) 4510.00	Building Area (Sq. M.) 418.99
Roof Asphalt/Gravel	Foundation Poured Concrete	Cooling Central Air
Heating Forced Air,Natural Gas	Inclusions NA	Restrictions None Known
Reports Floor Plans		

This fully leased, mixed-use property offers an exceptional business opportunity in one of the busiest business hubs' remarkable locations. With a prime exposure on West Drive, this unit is versatile and suitable for various uses, including religious worship, educational institutions, and medical-related facilities. The Zoning allows multiple usages, offering flexibility for future development or current operation. The property is fully leased, ensuring immediate cash flow for investors. In case someone needs it personally that is negotiable as well Strategic Location, Situated in a high-traffic area, ensuring visibility and ease of access Ideal for various types of businesses, from places of worship to medical offices and educational centers. The total measured area is almost 4510 sq including the Mezzanine . Currently, it is occupied by 5 different tenants, total rent collection is \$7100. Whether you're looking to expand your investment portfolio or establish a facility in a thriving community, this property offers immense potential for a variety of businesses.

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