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## 1145, 76 WESTWINDS CRESCENT NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
27018


**MLS ID:**  
A2182348

**\$649,900**



 **RICKY WADHWA**  
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 403-216-1600

 1145, 76 Westwinds Crescent NE, Calgary , Alberta T3J 2E7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 55	<b>Zoning</b> I-C
<b>Subdivision</b> Westwinds	<b>Year Built</b> 2018	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1911657
<b>Building Area (Sq. Ft.)</b> 1332.00	<b>Building Area (Sq. M.)</b> 123.75	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

**\*LEASING OPTION ALSO AVAILABLE\*** This spacious and versatile commercial unit offers endless possibilities for your business. Featuring 20' clear ceiling height, a 12'x14' rear overhead door, and a concrete floor, this space is ideal for warehousing, light manufacturing, or retail use. The open layout allows for customization to suit your needs, and mezzanine construction is permitted upon completing the required approvals. The unit is located in busy and popular strip mall in NE Calgary, surrounded by a vibrant mix of businesses and close to high-traffic amenities like McKnight LRT, Superstore, and Prairie Winds Park. Whether you're looking to start a new business or expand an existing one, this property offers exceptional value and a prime location. Don't miss this fantastic investment opportunity!

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