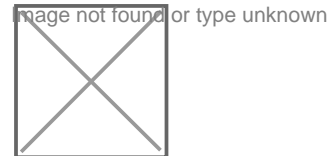


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 124, 3670 63 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
27091


**MLS ID:**  
A2183456

**\$699,000**



 **BOB VESEY**  
 (403) 921-7112

 Grey Rock Properties  
 403-243-7112

  
124, 3670 63 Avenue NE, Calgary , Alberta T2J 0S4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 48
<b>Zoning</b> I-B	<b>Subdivision</b> Westwinds	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2014	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1512181	<b>Building Area (Sq. Ft.)</b> 2038.00
<b>Building Area (Sq. M.)</b> 189.33	<b>Footprint (Sq. Ft.)</b> 2038	<b>Construction Type</b> Brick
<b>Roof</b> Membrane	<b>Heating</b> Forced Air,Natural Gas	<b>Commercial Amenities</b> Storefront
<b>Access to Property</b> Back Alley Access,Airport Nearby,Front and Rear Drive access,Direct Access,Paved Lane	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Condo/Strata Bylaws,Title		

For Sale industrial Bay Condominium in Westwind's NE, Ready to go with Make-up Air unit, currently a Specialty Food Store Bakery. Attractive exterior in great complex, newer construction. Minutes walk to C-Train, Minutes Drive to Airport, Metis Trail, McKnight, Deerfoot and Stoney Trail. Condo Fees \$821.47/Month Current Tenant willing to lease back.

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