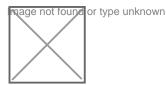


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **124, 3670 63 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

27091 A2183456

MLS ID:

\$699,000



**△** BOB VESEY

(403) 921-7112

■ Grey Rock Properties

**403-243-7112** 

rM:

124, 3670 63 Avenue NE, Calgary, Alberta T3J 0S4

**Transaction Type** 

For Sale

Title

**Days On Market** 274

Fee Simple

Zoning

I-B

Subdivision

Westwinds

**Building Type** 

Commercial Mix

Year Built

2014

Structure Type

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan

1512181

Building Area (Sq. Ft.)

2038.00

Building Area (Sq. M.)

189.33

Footprint (Sq. Ft.)

2038

**Construction Type** 

Brick

Roof

Membrane

Heating

Forced Air, Natural Gas

**Commercial Amenities** 

Storefront

**Access to Property** 

Back Alley Access, Airport Nearby, Front and Rear Drive access, Direct

Access, Paved Lane

Inclusions N/A

Restrictions None Known

Reports

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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