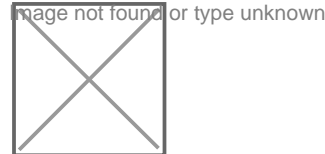


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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 T3J 0S4

|  |  |   |
|--|--|---|
| <b>Transaction Type</b><br>For Sale  | <b>Title</b><br>Fee Simple               | <b>Days On Market</b><br>174              |
| <b>Zoning</b><br>I-B   | <b>Subdivision</b><br>Westwinds          | <b>Building Type</b><br>Commercial Mix    |
| <b>Year Built</b><br>2014  | <b>Structure Type</b><br>Industrial      | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Industrial   | <b>Legal Plan</b><br>1512181             | <b>Building Area (Sq. Ft.)</b><br>2038.00 |
| <b>Building Area (Sq. M.)</b><br>189.33  | <b>Footprint (Sq. Ft.)</b><br>2038       | <b>Construction Type</b><br>Brick         |
| <b>Roof</b><br>Membrane  | <b>Heating</b><br>Forced Air,Natural Gas | <b>Commercial Amenities</b><br>Storefront |
| <b>Access to Property</b><br>Back Alley Access,Airport Nearby,Front and Rear Drive access,Direct Access,Paved Lane | <b>Inclusions</b><br>N/A                 | <b>Restrictions</b><br>None Known         |
| <b>Reports</b><br>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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