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## 2160, 76 WESTWINDS CRESCENT NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
28270


**MLS ID:**  
A2146175

**\$750,000**



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

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

 2160, 76 Westwinds Crescent NE, Calgary , Alberta T3J5H5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 210
<b>Zoning</b> I-C	<b>Subdivision</b> Westwinds	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1911657	<b>Building Area (Sq. Ft.)</b> 2220.00
<b>Building Area (Sq. M.)</b> 206.24	<b>Construction Type</b> Concrete,Mixed	<b>Roof</b> Asphalt/Gravel
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b>		
Title		

Prime Retail Commercial Fully leased 2220 sqft up and down offering 5.62%cap rate a bay for sale, discover a unique opportunity to own a fully developed, two-floor retail commercial unit in a prime location. This property is ideal for business owners or investors looking for steady rental income and excellent amenities, it is equally good for the personal use of a corporate business owner. Property features, Total area approximately 2220 sq ft across two floors. The main floor is currently rented for \$2200/month for three years a 10 % increase yea. It Has a spacious washroom, a modern interior suitable for various retail businesses, such as small worship places, and every kind of medical facility, storage, pizza shop, and many more usages are permitted there. Upper Floor is currently rented for \$3075/month, including: 4 well-appointed offices One board room perfect for meetings and presentations fully equipped kitchen One washroom HVAC System: Both floors have separate, efficient HVAC systems for optimal comfort and energy savings Rental Income: Total rental income of \$5275/month Prime Location: High visibility and foot traffic, ideal for attracting customers and tenants This well-maintained property offers a solid return on investment and a prime location for businesses. Don't miss out on this exceptional opportunity.

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