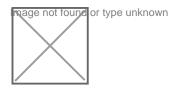


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID: 28499

MLS ID: A2158904

\$1,199,000



ZAWAR CHEEMA

(403) 287-3880

RE/MAX House of Real Estate

403-287-3880

4809 Westwinds Drive NE, Calgary, Alberta T3j4l4

This fully leased, mixed-use property offers an exceptional business opportunity in one of the busiest business hubs' remarkable locations. With prime exposure on West Drive, this unit is versatile and suitable for various uses, including religious worship, educational institutions, medical-related facilities, Restaurants, etc. The Zoning allows multiple usages, offering flexibility for future development or current operation. The property is fully leased, ensuring immediate cash flow for investors. In case someone needs it personally that is negotiable as well Strategic Location, Situated in a high-traffic area, ensuring visibility and ease of access Ideal for various types of businesses, from places of worship to medical offices and educational centers. The total measured area is almost 4510 sq including the Mezzanine . Currently, it is occupied by 5 different tenants, total rent collection is \$7100. Whether you're looking to expand your investment portfolio or establish a facility in a thriving community, this property offers immense potential for a variety of businesses. The possession is negotable .

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.