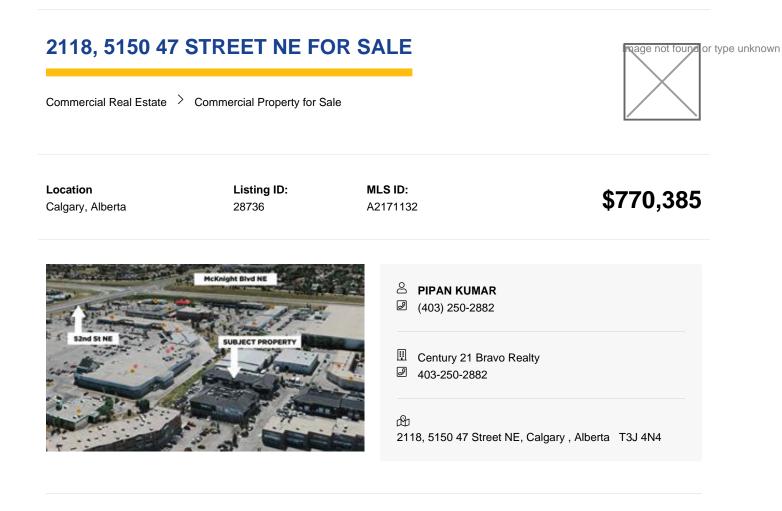


Generated: Jan 31, 2025, 2:42:01

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.



Transaction Type For Sale	Days On Market 114	Zoning DC
Subdivision	Year Built	Structure Type
Westwinds	2007	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0814562
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2001.00	185.90	N/A
Restrictions	Reports	
None Known	Call Lister	

Rare opportunity to own 2,001 sqft +/- industrial bay in NE Calgary's Westwinds, conveniently located near McKnight Trail. The space features 22-foot clear ceiling height, a 10' x 12' drive-in door, and flexible DC zoning, making it ideal for a wide range of small retail/industrial businesses or showroom spaces. It includes a dedicated office and small showroom in the front, perfect for operations such as auto repair, paint shops, kitchen cabinet manufacturing, furniture showrooms, distribution centers, print shops, and more. The adjacent unit (MLS #A2171140) is also available for sale and can be interconnected for additional space, creating the perfect combination of showroom and workshop. This versatile property offers endless potential for growth and adaptability in a prime industrial location.

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.