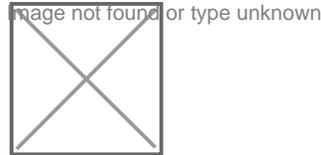


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5150 47 STREET NE #2106 2102 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
29014

MLS ID:
A2179895

\$1,621,400



 **AHTISHAM AHMAD**
 (587) 700-0162

 URBAN-REALTY.ca
 403-590-2233

 5150 47 Street Ne #2106 2102 , Calgary , Alberta T3J4N4

| | | |
|---|---|--|
| Transaction Type For Sale | Days On Market 72 | Zoning DC |
| Subdivision Westwinds | Year Built 2007 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 0814562 |
| Building Area (Sq. Ft.) 2948.00 | Building Area (Sq. M.) 273.88 | Construction Type Brick,Concrete,Mixed |
| Roof Asphalt Shingle | Foundation Poured Concrete | Heating Forced Air,Natural Gas |
| Inclusions NA | Restrictions None Known | Reports Title |

Prime Investment Opportunity – 2 Units, 2,948 SQFT in the Heart of NE Calgary! Unlock the potential of owning real estate in one of Calgary’s most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future. Why This Deal is Unmissable: • Strategic Location: Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, it’s an ideal spot for businesses seeking exposure. • Flexible & Versatile Space: Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes. Endless Possibilities with Flexible Zoning: Take advantage of zoning that supports a variety of business types, including: • Athletic facilities • Auto body and paint shops • Automotive sales, rental, and service • Grocery stores and laboratories • Manufacturing, warehousing, and product distribution • Recreational/commercial vehicle sales and service • Veterinary clinics and hospitals Whether you’re an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market. Don’t miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success!

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