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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**
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 403-590-2233

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

Transaction Type

For Sale

Days On Market

151

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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