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## 126, 3770 WESTWINDS DRIVE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale


**Location**  
Calgary, Alberta



**Listing ID:**  
29299


**MLS ID:**  
A2142787

**\$888,555**



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 126, 3770 Westwinds Drive NE, Calgary , Alberta T3J 5H3

**Transaction Type**

For Sale

**Days On Market**

246

**Zoning**

DC (pre 1P2007)

**Subdivision**

Westwinds

**Building Type**

Commercial Mix,Condo Complex,Mixed Use,Warehouse

**Year Built**

2006

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0614459

**Building Area (Sq. Ft.)**

2630.56

**Building Area (Sq. M.)**

244.38

**Inclusions**

Refrigerator, Dishwasher, Air Conditioning. There are other equipment which can be included in the sale, eg. Warehouse Shelving, Office Furniture, Kitchen Equipment. Detailed list can be provided.

**Restrictions**

Airspace Restriction,Restrictive Covenant-Building Design/Size,Utility Right Of Way

**Reports**

Call Lister

Huge \$111,435 price drop! Welcome to this beautiful and highly desirable well kept 2630.56 sqft sun facing Industrial Bay for sale in the heart of NE Calgary. There are TWO front glass entry doors, the first door leads you to a nice open foyer space then through to the main office, three piece full washroom, warehouse and warehouse kitchen. The other separate entry door leads you upstairs (there is an inside door too) to the built out high end office/mezzanine including the kitchen and the separate washroom. The upstairs office/mezzanine is RENTED OUT. There is a Rear lane access, rear drive-in door (10' x 12') and a rear man-door. The warehouse clear ceiling height is 22' feet. The upstairs and downstairs office spaces are heated with a nice HVAC system and the warehouse has a separate Gas fired overhead heating system. And to top it off, there is an Air Conditioning for you for those hot summers. The LOCATION is stunning, it's right across the street from LRT station, just north of McKnight Boulevard and 36 Street NE. There are a lot of restaurants, banks, retail shops, big box stores etc. around it.

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