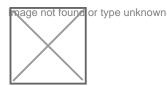


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **128, 3670 63 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29714

MLS ID: A2201040

\$399,900



SUNNY BANIPAL

(403) 714-7754

■ Real Broker

**855-623-6900** 

r<u>M</u>1

128, 3670 63 Avenue NE, Calgary, Alberta T3J 0G8

Transaction Type

For Sale

**Days On Market** 

**Zoning** I-B f0.5

Subdivision

**Building Type** 

31

Year Built

Westwinds

Low Rise (2-4 stories), Mixed Use

2014

**Structure Type** 

Property Type

Property Sub Type

Low Rise (2-4 stories)

Commercial

Mixed Use

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.)

1512181

1824.00

169.45

Inclusions

N/A

Restrictions

Reports

None Known

Floor Plans, Title

Looking for a new place to open up your office/business? You're in luck! Design to your needs! SOLID LOCATION WITH EASY ACCESS FROM 36 ST NE AND 63 AVE NE! This spacious unit has lots to offer including AMPLE FRONT PARKING! Unit includes 2 half baths (1 of which is a handicap washroom). CONDO FEES INCLUDE: WATER, SEWER, INSURANCE, SNOW REMOVAL AND LANDSCAPING! EXCELLENT LOCATION! CLOSE TO LRT, AIRPORT HOTELS RESTAURANTS, BANKS, GOLF COURSE; IS LOCATED ON A VERY BUSY STREET AND IS CLOSE TO METIS TRAIL - DO NOT APPROACH CURRENT OCCUPANTS!

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