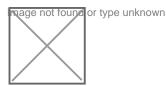


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204, 4655 54 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

30019

A2207361

MLS ID:

\$499,000



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204, 4655 54 Avenue NE, Calgary, Alberta T3J 3Z4

Transaction TypeDays On MarketZoningFor Sale150DC

Building Type

SubdivisionCommercial Mix,Manufacturing,OfficeYear BuiltWestwindsBuilding,Sports and2004

Recreation, Warehouse

Structure Type Property Type Property Sub Type

Mixed Use Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0411722 2386.00 221.66

Inclusions Restrictions Reports

N/A None Known Condo/Strata Bylaws,Site Plans

Located in the heart of Westwinds, one of Calgary's busiest business hubs, this industrial condo bay offers a 1,216 sq. ft. main floor with additional 1,092 sq. ft. of mezzanine space, bringing the total area to 2,308 sq. ft. The unit is currently used as office and storage space, featuring two large windows on the main floor and additional windows on the mezzanine, allowing for ample natural light and a flexible workspace. Zoned Direct Control (DC), this property offers a wide range of potential business applications. Conveniently located with quick access to McKnight Boulevard, Métis Trail, Deerfoot Trail, and Stoney Trail, it is just a 15-minute drive to YYC International Airport, ensuring excellent connectivity.

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