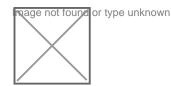


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RETAIL FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID: 30366

MLS ID: A2214334

\$729,900



- $\stackrel{\circ}{-}$  TARJINDER DHILLON
- **2** (403) 870-0001
- □ Century 21 Bravo Realty
- **403-250-2882**

rM1

121, 7 Westwinds Crescent NE, Calgary , Alberta T3J 5H2

Transaction Type Days On Market Business Type

For Sale 221 Retail

ZoningSubdivisionYear BuiltDC (pre 1P2007)Westwinds2006

Structure Type Property Type Property Sub Type

Retail Commercial Retail

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

0611243 2100.00 195.09

InclusionsRestrictionsReportsN/ANone KnownNone

This well-maintained commercial property offers a strong income stream with multiple tenants already in place. The main floor features approximately 1,500 sq ft and is currently leased to a grocery store, ensuring consistent foot traffic and visibility. The upper floor includes three separately leased office spaces, along with a spacious reception area, kitchen, and a bathroom, providing functionality and appeal for professional tenants. Prime location with great access and long-term leasing stability makes this an ideal addition to any investor's portfolio.

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