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## RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30366


**MLS ID:**  
A2214334

**\$729,900**



 **TARJINDER DHILLON**  
 (403) 870-0001

 Century 21 Bravo Realty  
 403-250-2882

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

**Transaction Type**

For Sale

**Days On Market**

221

**Business Type**

Retail

**Zoning**

DC (pre 1P2007)

**Subdivision**

Westwinds

**Year Built**

2006

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

0611243

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

2100.00

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

195.09

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

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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