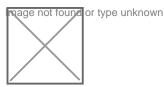


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5150 47 STREET NE # 2118 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

30372

MLS ID: A2216121

\$850,425



△ AHTISHAM AHMAD

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**403-590-2233** 

rPn

5150 47 Street Ne # 2118 , Calgary , Alberta T3J4N4

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** DC

Subdivision

Year Built

Structure Type

Westwinds

2007

81

Industrial

Property Type

**Property Sub Type** 

Commercial

Industrial

**Legal Plan** 0814562

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Construction Type

2001.00

185.90

Brick,Concrete,Mixed

Roof

NA

versatility.

Foundation

Heating

Poured Concrete

Forced Air, Natural Gas

Inclusions

Asphalt Shingle

**Restrictions**None Known

Reports
Aerial Photos

?? Versatile 2,001 Sq Ft Industrial Bay in Westwinds – Ideal for Business Owners & Investors! Rare opportunity to own a 2,001 sq ft (+/-) industrial bay in Calgary's thriving Westwinds Business Park, just off McKnight Blvd and 52 Street NE — a high-traffic, high-visibility area perfect for growing businesses. This unit features a 22-ft clear ceiling height, a 10' x 12' drive-in overhead door, and flexible Direct Control (DC) zoning, allowing for a wide variety of permitted uses including auto services, paint shops, kitchen cabinet manufacturing, furniture showrooms, small-scale distribution, print shops, and more. The space includes a front-facing office and compact showroom, offering a professional setup for customer interaction while leaving ample space in the back for workshop, storage, or production. There's also rough-in for a washroom and mechanicals already in place — the bay just needs a few minor finishing touches to be fully operational, making it an ideal canvas for your business vision. ? Highlights: 22' clear height Drive-in door Office + showroom already built Small cosmetic work needed — no major renovations Ideal location near LRT, major roads, and amenities Can be purchased with adjacent bay for expansion Positioned in one of NE Calgary's most established commercial

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zones with steady vehicle and foot traffic, this property is a smart buy for owner-users or investors seeking long-term value and

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