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153, 3901 54 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30595


MLS ID:
A2220522

\$699,900



 **DALI SINGH**
 403-991-196

 **TREC The Real Estate Company**
 403-270-4060

 153, 3901 54 Avenue NE, Calgary , Alberta T2H3B8

Transaction Type

For Sale

Days On Market

67

Zoning

DC

Subdivision

Westwinds

Building Type

Commercial Mix

Year Built

2003

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0312524

Building Area (Sq. Ft.)

2895.00

Building Area (Sq. M.)

268.95

Parking

4

Inclusions

N/A

Restrictions

See Remarks

Reports

Call Lister

Fantastic opportunity to own a high-exposure corner commercial bay in the highly desirable Westwinds Business District. This professionally managed unit offers approximately 2,900 sq. ft. over two floors, with great natural light from large windows on both levels. The main floor features a versatile open-concept layout—ideal for retail, office, showroom, or light industrial use. The second floor includes two self-contained office suites, each with its own entrance, providing excellent rental income potential (estimated at \$2,500/month for the two upper units). One upper unit is currently leased. Positioned in a prime location area with excellent accessibility and strong leasing potential, this property offers a valuable opportunity for commercial investors seeking portfolio growth and income stability.

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