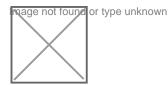


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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



<sup>△</sup> DALI SINGH

**403-991-196** 

■ TREC The Real Estate Company

**403-270-4060** 

r<u>M</u>1

153, 3901 54 Avenue NE, Calgary , Alberta T2H3B8

**Transaction Type** 

For Sale

Subdivision

Westwinds

**Structure Type** 

Industrial

Legal Plan

0312524

Parking 4

Reports
Call Lister

**Days On Market** 

67

**Building Type**Commercial Mix

**Property Type**Commercial

Building Area (Sq. Ft.)

2895.00

Inclusions N/A Zoning

DC

Year Built

2003

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

268.95

Restrictions
See Remarks

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.