

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.

1110, 76 WESTWIND CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30903


MLS ID:
A2229162

\$800,000



 **SATYAM BANSAL**
 (587) 971-7998

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

 1110, 76 Westwind Crescent NE, Calgary , Alberta T3J5H2

Transaction Type For Sale	Days On Market 180	Zoning I-C
Subdivision Westwinds	Building Type Commercial Mix, Condo Complex, Institutional, Major Shopping, Office Building, Shopping Centre, Strip Mall, Warehouse	Year Built 2018
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 1911657	Building Area (Sq. Ft.) 1881.00	Building Area (Sq. M.) 174.75
Inclusions N/A	Restrictions None Known	Reports Call Lister

An exceptional investment opportunity in the heart of Westwinds, NE Calgary. This fully leased commercial condo bay offers over 1,880 sq ft of versatile mixed-use space, generating stable income from two reliable tenants. The main floor, approximately 1,315.45 sq ft, is secured with a 10-year lease that includes scheduled annual rent increases, ensuring long-term and growing returns. The mezzanine level, approximately 565.53 sq ft, is leased on a 3-year term to a dependable tenant who has expressed interest in extending their lease, further strengthening the investment profile. The unit features 24-ft ceilings, an overhead loading door, rooftop HVAC, rough-in plumbing, rear staff access, and ample surface parking. Located just minutes from the Westwinds C-Train station, major roadways, and surrounded by a wide range of commercial amenities, this property offers high visibility and convenience. Zoned for various uses including retail, restaurant, personal services, grocery, medical, and wellness, this is a rare chance to own a turnkey, income-producing asset in one of Calgary's busiest business districts. Contact your REALTOR today to arrange a private tour.

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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.