

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.

PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
31421


MLS ID:
A2241357

\$399,000



 **MANJIT JASWAL**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 406, 4656 Westwinds Drive NE, Calgary , Alberta t3j3z5

Transaction Type

For Sale

Title

Fee Simple

Days On Market

54

Business Type

Professional/Office

Zoning

DC (pre 1P2007)

Subdivision

Westwinds

Building TypeCommercial Mix,Mixed Use,Office
Building,Warehouse**Year Built**

2001

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan

0110542

Building Area (Sq. Ft.)

1947.00

Building Area (Sq. M.)

180.88

Parking

2

Cooling

Central Air

Heating

Forced Air,Natural Gas

Access to PropertyAccessible to Major Traffic Route,Major
Shopping Nearby,On Major Traffic
Route,Public Transportation Nearby**Inclusions**

none

Restrictions

Board Approval,None Known

Reports

Title

Office bay for sale in West Winds Industrial Park, the center of the NE. This location is perfect for a new or growing business with five (5) private offices, WITH a MAIN FLOOR ONE (1) board room, TOTAL OF 6 ROOMS, Front reception, both levels have a kitchen and also an upper floor kitchen & eating area, both levels have a 2-piece bathroom and a storage room on the main floor. Featuring high ceilings and large windows, this office space comes fully furnished, including desks, chairs and filing cabinets, a microwave, and a bar fridge. The rear storage room features a security system station and ample storage space. The kitchen area includes a fridge, sink, microwave and upper and lower cabinets. For added convenience, parking spots for customers and staff are located right outside the unit. The prime location, close proximity to major roads, bus route, and access to McKnight Trail make it easy to connect to Deerfoot Stoney Trail. Public transit is also just steps away or a short drive to West Winds LRT. The numerous amenities and services draw many consumers to the area, making it a perfect spot for your business to flourish! Please call for more details

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.