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1125, 76 WESTWINDS CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31616

MLS ID:
A2246332

\$895,000



 **PAUL BAL**
 (403) 294-1500

 CIR Realty
 403-294-1500

 1125, 76 Westwinds Crescent NE, Calgary , Alberta T3J 2E7

Transaction Type

For Sale

Title

Fee Simple

Days On Market

69

Zoning

I-C

Subdivision

Westwinds

Building TypeCondo Complex,Mixed Use,Office
Building,Retail,Shopping Centre,Street
Level Storefront**Year Built**

2018

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Office

Legal Plan

1911657

Building Area (Sq. Ft.)

2230.00

Building Area (Sq. M.)

207.17

Inclusions

N/A

Restrictions

Airspace Restriction

Reports

Condo/Strata Bylaws,Floor Plans,Title

Located in a prime industrial corridor with excellent access to McKnight Blvd NE and Deerfoot Trail, this versatile commercial property offers 2230 +/- sqft and is zoned I-C, allowing for a wide variety of office, retail, light industrial, and healthcare (pharmacy, dental, and walk-in clinic) uses. The space is thoughtfully designed with flexibility in mind, featuring a 1454 sqft main floor that has 934 square feet of well-built out offices, and 776 sqft of well-built out 2nd floor offices. High-quality finishes are found throughout, and a separate entrance to each office suite provides the unique opportunity to either occupy the entire space or generate rental income by leasing one of the offices. The property also includes approximately 520 sqft of warehouse space with a 20-foot ceiling height (TBV) and a 12' x 14' drive-in door for convenient loading. Power is 200A, 110/240V (TBV). This is a perfect investment for a business seeking a blend of high-end office space and functional industrial capacity in a strategic location.

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