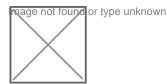


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

311, 32 WESTWINDS CRESCENT NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 31673

MLS ID: A2247532

\$1,699,000



 $\stackrel{\circ}{\simeq}$ AUSTIN COWLEY

2 (403) 889-7314

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rM1

311, 32 Westwinds Crescent NE, Calgary , Alberta T3J 5L3

Transaction Type Title Days On Market

For Sale Fee Simple 16

Building Type

Zoning Subdivision Condo Complex, Mixed Use, Office

DC (pre 1P2007) Westwinds Building, School, See
Remarks, Warehouse

Year BuiltStructure TypeProperty Type2007IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0611843 4222.00

Building Area (Sq. M.)RoofCooling392.23FlatCentral Air

Restrictions

Inclusions Airspace Restriction, Restrictive Reports

Negotiable Covenant, Restrictive Covenant-Building Floor Plans, Survey Plan, Title

Design/Size,Utility Right Of Way

Prime Office / Industrial / School Space For Sale in Westwinds, Calgary North East. This versatile unit offers 4,222 sq. ft. of prime multi use space across two levels in Calgary's North East Quadrant in the community of Westwinds. Located near the Calgary International Airport with easy access to Stoney Trail and Deerfoot Trail, it's a convenient and accessible spot for various professional or light industrial uses. Previously approved for a college / school for 60+ students, this space is perfect for educational institutions, training centres, or professional offices. The layout is flexible, allowing for easy customization to meet your needs. Contact us today to schedule a private showing and see how this space can work for your business.

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