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4850 WESTWINDS DRIVE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33702

MLS ID:
A2280929

\$15



 **KRISHAN GOLL**
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 4850 Westwinds Drive NE, Calgary , Alberta T3J 3Z5

Transaction Type For Lease	Days On Market 103	Lease Amount 15.00
Lease Frequency Annually	Zoning C-N2	Subdivision Westwinds
Year Built 2015	Structure Type Other	Property Type Commercial
Property Sub Type Retail	Legal Plan 9512983	Building Area (Sq. Ft.) 3000.00
Building Area (Sq. M.) 278.71	Inclusions None	Restrictions None Known
Reports None		

Approximately 3,000 ± sq. ft. of underground commercial space available in a secure, well-maintained mixed-use building. Previously operated as a gym, this versatile space is well suited for fitness, storage, studio, or other low-traffic private uses. Prime corner location adjacent to Prairie Winds Park with excellent access to McKnight Trail, Barlow Trail, Stoney Trail, and Deerfoot Trail. Conveniently located minutes from McKnight LRT and nearby bus routes. The space offers a quiet, private environment with excellent sound isolation, making it ideal for operations that value privacy and flexibility. Features include an open layout, full sprinkler and fire safety approvals, elevator access within the building, and a secure setting. Ideal for private gym or training facilities, contractor or business storage, inventory or logistics use, studio or creative space, back-office operations, or cultural/community uses. Competitive rental rates for the size and location. Flexible lease terms available for the right tenant.

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