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UNIT 234, 7 WESTWINDS CRESCENT NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35012


MLS ID:
A2304706

\$999,900



 **ROBBY KHUN KHUN**
 (403) 669-6360

 Real Broker
 855-623-6900

 Unit 234, 7 Westwinds Crescent NE, Calgary , Alberta T3J 5H2

Transaction Type For Sale	Days On Market 4	Zoning DC (pre 1P2007)
Subdivision Castleridge	Building Type Mixed Use	Year Built 2006
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0611243	Building Area (Sq. Ft.) 3168.00	Building Area (Sq. M.) 294.31
Inclusions N/A	Restrictions Condo/Strata Approval	Reports Call Lister

A rare opportunity to secure a versatile, income-generating commercial bay in a high-exposure location with tens of thousands of vehicles passing daily. Ideally situated near Westwinds, this well-maintained property offers 1,568 sq. ft. on the main floor plus an additional 1500 sq. ft. mezzanine, fully permitted by the City of Calgary. Both levels are configured as office space. The main floor is currently tenanted, providing stable income through Spring 2027, while the upper mezzanine is owner-occupied—offering flexibility for an owner-user or future rental income. The upper level features 6 private offices, 2 bathrooms, a kitchen, and a dedicated supply room, creating a highly functional and professional workspace. The property is equipped with two A/C units for added comfort and efficiency. It also benefits from strong exposure, backing onto Castleridge Drive with excellent signage and visible marketing potential. An ideal opportunity for investors or owner-users seeking long-term value in a sought-after commercial corridor—contact for more details.

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