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4852 50 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:


35150



MLS ID:


A2308965

\$3,999,000



 **PIYUSH GIRDHAR**
 (403) 590-8595

 Royal LePage METRO
 403-400-0000

 4852 50 Avenue NE, Calgary , Alberta T3J4L8

Transaction Type

For Sale

Days On Market

14

Zoning

DC (pre 1P2007)

Subdivision

Westwinds

Building Type

Commercial Mix

Year Built

2000

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0111496

Building Area (Sq. Ft.)

10000.00

Building Area (Sq. M.)

929.02

Inclusions

SCHEDULE B TO BE PREPARED AT
THE TIME OF AN OFFER TO
PURCHASE

Restrictions

Call Lister

Reports

Floor Plans

This versatile commercial building in Calgary's desirable Westwinds area offers the perfect blend of warehouse, light manufacturing, and office space under one roof. Built in 2000 and zoned Direct Control (DC) Subject is the left side of the building, the property is ideally suited for a wide range of business uses. The main floor features a welcoming reception area, multiple offices, and a functional workspace currently used by a signage company, while the second floor provides additional office space suitable for management or administrative teams. With excellent access from major highways and a rear lot that accommodates large overhead doors, the site is designed for easy deliveries and efficient logistics. Backside area can also be used for storage or parking. This is a rare opportunity to secure a well-located, flexible commercial space. The signage business can be sold as well or it can leaseback a portion of the main floor if needed.

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