



GRASSROOTS
REALTY GROUP

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5150 47 Street NE #2122
Calgary, Alberta

MLS # A2216112



\$874,650

Division: Westwinds

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,058 sq.ft.

Zoning: DC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Brick, Concrete, Mixed

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

?? Prime Industrial Bay in Westwinds Business Park – High Exposure & Versatility! Seize this rare opportunity to own a 2,058 sq ft (+/-) industrial bay in one of NE Calgary's most sought-after commercial hubs — Westwinds Business Park, strategically located at the intersection of McKnight Blvd and 52 Street NE. This high-traffic corridor offers exceptional visibility and easy access to major thoroughfares, including Stoney Trail and the Calgary International Airport, making it ideal for logistics, retail, or service-based operations. The unit boasts a 22 ft clear ceiling height, a 10' x 12' drive-in overhead door, and Direct Control (DC) zoning, providing flexibility for a wide range of permitted and discretionary uses. Perfect for auto body and paint shops, automotive sales or repair, light manufacturing, warehousing, showrooms, packaging businesses, grocery/retail outlets, veterinary clinics, and more. With consistent foot and vehicle traffic from surrounding commercial and residential developments, including West winds Corner and the nearby LRT station, this location supports strong business visibility and long-term growth potential.