

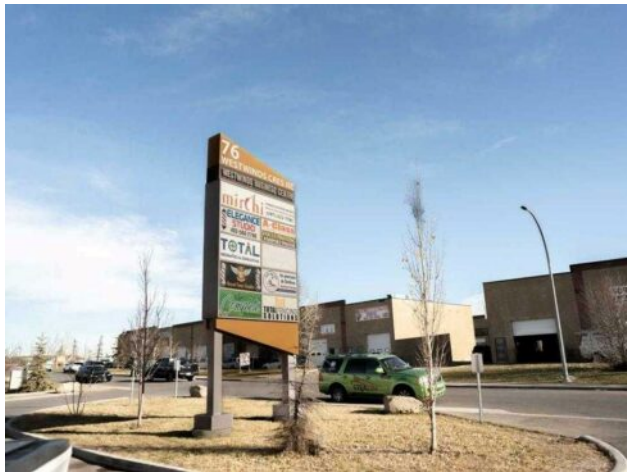


GRASSROOTS
REALTY GROUP

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1110, 76 Westwind Crescent NE
Calgary, Alberta

MLS # A2229162



\$750,000

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,881 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to own a versatile commercial condo bay in the highly sought-after Westwinds area of NE Calgary. This well-maintained unit offers over 1,880 sq ft of industrial/retail mixed-use space, perfect for a wide range of business types. The mezzanine level (approx. 565.53 sq ft) is currently leased to a stable tenant on a 3-year term, providing consistent rental income. The main floor (approx. 1,315.45 sq ft) is vacant and ready for owner use or leasing—ideal for a butcher shop, grocery store, restaurant, showroom, retail outlet, spa, salon, medical or wellness clinic, hardware store, or convenience store. Features include 24-ft ceilings, an overhead loading door, rough-in plumbing for customization, rooftop HVAC, a rear entry for staff or deliveries, and ample surface parking. Located just minutes from the C-Train station, major highways, and numerous commercial amenities, this location offers excellent exposure and accessibility in one of Calgary's most active business hubs. Don't miss this fabulous opportunity to establish or expand your business in one of Calgary's most vibrant business hubs. Call your REALTOR today to book a showing!