



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2104, 3961 52 Avenue NE
Calgary, Alberta

MLS # A2261106



\$779,000

Division: Westwinds

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,095 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 2,095 sq ft Class A commercial space is located within the NorthWing Business Park, a high-quality development situated between the major intersection of McKnight Boulevard and Metis Trail. Built by award-winning developer Hungerford Properties, in collaboration with Gibbs Gage Architecture, Graham Construction, and C-Era Property Management, the building showcases premium construction with insulated precast concrete, structural steel framing, and a durable EPDM roof system. Designed for versatility and efficiency, it offers 24' clear height ceilings, oversized 12' W x 14' H drive-in doors, gas-fired unit heaters, 100 amp, 600V, 3-phase power, and rough-in plumbing for future washrooms at both the front and rear of each unit. The property also features storefront glazing on both the ground and second floors, ample surface parking, and a range of green building features including Low-E sealed windows, high-efficiency T5 fluorescent lighting, and 6' x 6' double-domed acrylic skylights that bring in generous natural light. The unit is developed across two levels, with four offices on the main floor and four additional offices on the upper level. The upper floor is almost entirely leased to strong tenants, providing consistent and stable rental income. On the main floor, the tenancy is more flexible, with most occupants on month-to-month terms. Approximately 40% of the ground floor is currently occupied by a well-established senior society that has used the space for meetings and gatherings over an extended period. This blend of committed upper-floor tenants and adaptable main-floor use makes the space suitable for both investors seeking income and businesses looking for customizable occupancy options.