



GRASSROOTS
REALTY GROUP

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MLS # A2266670

Calgary, Alberta



\$699,990

Division: Calgary
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,765 sq.ft.
Zoning: I-C

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	ALL THE EQUIPMENT AND ASSET IN THE RESTAURANT IS INCLUDED IN THE PRICE.		

Excellent opportunity to own or lease a well-located commercial property in the desirable Westwinds area of Calgary NE. The main level features an established restaurant setup with approximately 1,265 sq. ft. of space, including an 8-foot canopy and functional layout ready for business use. The second level offers over 500 sq. ft. of well-designed office space, complete with two offices, a washroom, and a kitchen area — perfect for administrative or professional use. This property offers great visibility and accessibility in one of Calgary NE’s busiest commercial corridors.