



GRASSROOTS
REALTY GROUP

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175, 5120 47 Street NE
Calgary, Alberta

MLS # A2333878



\$549,900

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent Opportunity to Own or Lease Retail Space in Westwinds! Three approximately 1,000 sq. ft. retail units are available for sale or lease, offering exceptional flexibility for business owners, investors, and entrepreneurs. Each unit can be purchased or leased individually, or buyers and tenants have the option to acquire or lease all three units together, depending on their business or investment needs. The subject unit is offered in shell condition, providing a blank canvas for a buyer or tenant to design and build out the space according to their specific business requirements. An additional partially built-out unit is also available as an option, featuring a washroom and a built mezzanine covering approximately 40% of the unit, providing added usable space and functionality. Each unit features DC zoning, front and rear main door access, and an overhead door at the back, offering flexibility for a variety of retail and commercial uses. Located in the established Westwinds commercial area of NE Calgary, the property benefits from excellent visibility and is surrounded by a strong mix of established retail, commercial, and service businesses, as well as restaurants, grocery stores, gas stations, and other everyday amenities that contribute to a busy and convenient commercial environment. The location also serves nearby communities including Westwinds, Castleridge, Falconridge, Temple, and Whitehorn, providing access to an established customer base and surrounding residential population. Whether you're looking to purchase or lease the subject shell unit, add the partially built-out unit for additional space, or acquire or lease all three units together, this flexible opportunity offers a variety of options to suit your business or investment goals.