

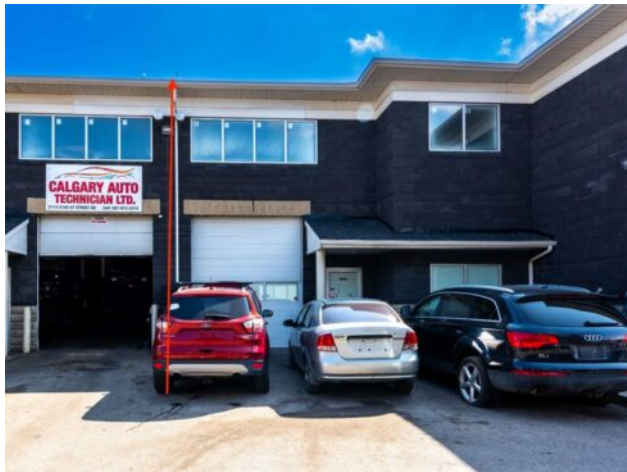


**GRASSROOTS**  
REALTY GROUP

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**5150 47 Street Ne # 2110**  
**Calgary, Alberta**

**MLS # A2181542**



**\$1,131,350**

**Division:** Westwinds

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,057 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 Investment Opportunity: 2,057 SQFT in the Heart of NE Calgary! Unlock the potential of owning premium real estate in one of Calgary's most dynamic and high-traffic locations. This 2,057 SQFT property offers an incredible opportunity for small investors or owner-occupiers to secure their business premises and build a prosperous future. Located in the vibrant NE Calgary area, this property boasts prime visibility in a bustling hub with consistent daily traffic, making it the perfect spot for businesses seeking maximum exposure. The versatile space comes with flexible zoning, accommodating a wide range of uses, such as athletic facilities, auto body shops, automotive sales and services, grocery stores, laboratories, manufacturing, warehousing, product distribution, recreational vehicle sales, and veterinary clinics. Whether you're an entrepreneur launching a new venture or an investor expanding your portfolio, this property offers a rare chance to secure a foothold in a high-demand market. Don't miss this opportunity to own a prime piece of NE Calgary real estate. Act now to make your business vision a reality!