

2160, 76 Westwinds Crescent NE
Calgary, Alberta

MLS # A2146175



\$719,900

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,220 sq.ft.

Zoning: I-C

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt/Gravel

Exterior: Concrete, Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime Retail Commercial 2220 sqft up and down a bay for sale, discover a unique opportunity to own a fully developed, two-floor retail commercial unit in a prime location. This property is ideal for business owners or investors looking for steady rental income and excellent amenities, it is equally good for the personal use of a corporate business owner. Property features, Total area approximately 2220 sq ft across two floors. The main floor is currently rented for \$2500/month, the lease expiring September 2024. The tenant is interested in extending it one more year, featuring: one spacious washroom, a modern interior suitable for various retail businesses, such as small worship places, and every kind of medical facility, storage, pizza shop, and many more usages are permitted there. Upper Floor is currently rented for \$2500/month, including: three well-appointed offices One board room perfect for meetings and presentations fully equipped kitchen One washroom HVAC System: Both floors have separate, efficient HVAC systems for optimal comfort and energy savings Rental Income: Total rental income of \$5000/month Prime Location: High visibility and foot traffic, ideal for attracting customers and tenants This well-maintained property offers a solid return on investment and a prime location for businesses. Don't miss out on this exceptional opportunity.