

335, 32 Westwinds Crescent NE
Calgary, Alberta

MLS # A2154724



\$1,450,000

Division: Westwinds

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,620 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Paved, See Remarks

Inclusions: Negotiable

Prime Commercial Space for Sale in Calgary's NE Quadrant. Seize this exceptional opportunity to own a versatile, commercially DC zoned condominium in Calgary's North East Quadrant in the community of Westwinds. Located close to the Calgary International Airport, this 4,620 sq. ft. industrial mixed-use space offers convenience and flexibility for various business needs. Key Features include, Impressive Dimensions: Expansive 4,620 sq. ft. area with soaring 23-foot ceilings. Robust Power Supply: Equipped with a 300-amp power supply and five 220-volt outlets. High-Speed Connectivity: Hardwired for fiberoptic networking, providing fast and reliable internet access. Low Condo Fees: Offset by radio tower leases, the condo fees in this complex are considerably lower than some other comparable properties of similar size and use cases. Versatile DC Zoning: This unit is DC Zoned, allowing for numerous permitted use cases (subject to city and condo board approvals) including: Accessory Uses: Storage, administrative offices, or on-site maintenance. Ancillary Commercial Uses: Secondary businesses like a retail shop within a larger setup. Auction Halls: Space for item displays, bidders, and auctioneer stations. Athletic and Recreation Facilities: Ideal for gyms or fitness centres. Auto Body and Paint Shops: Automotive repairs and painting services. Automotive Services: Maintenance, repairs, and detailing. Automotive Specialties: Customization shops or performance tuning centres. Cleaning, Servicing, Testing, or Repairing: Supports various repair and servicing businesses. Freestanding Identification Sign Manufacturing: Manufacturing large signs. Grocery Stores: Spacious for aisles, display shelves, and cold storage with modification. Laboratories: Infrastructure for scientific research and testing. Manufacturing, Fabricating, Processing, Assembly,

Disassembly, Production, or Packing of Materials, Goods, or Products: Suitable for various manufacturing processes. Mechanical Reproduction and Printing Establishments: Space for printing machinery. Movement or Storage of Materials, Goods, or Products: Ideal for warehousing and logistics. Offices: Already set up for a versatile office space. Radio and Television Studios: For broadcasting operations. Veterinary Clinics: Examination rooms, surgical areas, and kennels. Some additional discretionary uses include: Billiard Parlours, Bottle Return Depots, Churches, Commercial Schools, Drinking Establishments, Entertainment Establishments, Farmers Markets, Kennels, Private Clubs and Organizations, Private Schools, Restaurants, Warehouse Stores, etc. (Subject to city and condo board approvals). This unit's strategic location near major transportation hubs, coupled with its extensive list of permitted and discretionary uses, makes it an ideal choice for businesses looking to expand or invest in prime commercial property or investors looking for a unit to hold for the foreseeable future.