

780-832-5880 cord@gpremax.com

5150 47 Street Ne #2106 2102 Calgary, Alberta

MLS # A2179895



Forced Air, Natural Gas

Brick, Concrete, Mixed

Asphalt Shingle

NA

Heating:

Exterior:

Water: Sewer: Inclusions:

Floors: Roof:

\$1,621,400

| | Division: | Westwinds | |
|--|-------------|----------------|---|
| | Туре: | Industrial | |
| | Bus. Type: | - | |
| | Sale/Lease: | For Sale | |
| | Bldg. Name: | - | |
| | Bus. Name: | - | |
| | Size: | 2,948 sq.ft. | |
| | Zoning: | DC | |
| | | Addl. Cost: | - |
| | | Based on Year: | - |
| | | Utilities: | - |
| | | Parking: | - |
| | | Lot Size: | - |
| | | Lot Feat: | - |
| | | | |

Prime Investment Opportunity – 2 Units, 2,948 SQFT in the Heart of NE Calgary! Unlock the potential of owning real estate in one of Calgary's most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future. Why This Deal is Unmissable: • Strategic Location: Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, it's an ideal spot for businesses seeking exposure. • Flexible & Versatile Space: Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes. Endless Possibilities with Flexible Zoning: Take advantage of zoning that supports a variety of business types, including: • Athletic facilities • Auto body and paint shops • Automotive sales, rental, and service • Grocery stores and laboratories • Manufacturing, warehousing, and product distribution • Recreational/commercial vehicle sales and service • Veterinary clinics and hospitals Whether you're an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market. Don't miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success!