



## 4809 Westwinds Drive Calgary Alberta

\$1,199,000

This fully leased, mixed-use property offers an exceptional business opportunity in one of the busiest business hubs' remarkable locations. With a prime exposure on West Drive, this unit is versatile and suitable for various uses, including religious worship, educational institutions, and medical-related facilities. The Zoning allows multiple usages, offering flexibility for future development or current operation. The property is fully leased, ensuring immediate cash flow for investors. In case someone needs it personally that is negotiable as well Strategic Location, Situated in a high-traffic area, ensuring visibility and ease of access Ideal for various types of businesses, from places of worship to medical offices and educational centers. The total measured area is almost 4510 sq including the Mezzanine . Currently, it is occupied by 5 different tenants, total rent collection is \$7100. Whether you're looking to expand your investment portfolio or establish a facility in a thriving community, this property offers immense potential for a variety of businesses. (id:6769)

Listing Presented By:



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RE/MAX House of Real Estate

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**Mirror**

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