



## 76 Westwind Crescent Calgary Alberta

\$38

Prime opportunity to lease a versatile commercial condo bay in the highly sought-after Westwinds area of NE Calgary! This exceptional property boasts over 1,880 square feet of industrial/retail mixed-use space, making it ideal for a wide range of businesses. The ground floor retail area spans 1,315.45 square feet, offering ample room for a daycare, restaurant, grocery store, spa, therapy center, hardware store, or other business ventures. Additionally, the 565.53 square-foot mezzanine includes a private entry, a spacious office, and a washroom, making it perfect for professional use or as an extension of the retail space. Both areas can be leased together or separately, providing flexibility to suit your business needs. The unit features 24-ft ceilings, an overhead door for easy loading, rough-in plumbing for future customization, and rooftop heating and air conditioning to ensure year-round comfort. A convenient back entry and ample parking make this location highly functional for both staff and customers. Located just minutes from the C-Train station, major roadways, and numerous amenities, this property is perfectly positioned to capitalize on high visibility and foot traffic. Don't miss this fabulous opportunity to establish or expand your business in one of Calgary's most vibrant business hubs. Call your REALTOR(R) today to book a showing! (id:6769)

Listing Presented By:



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**Mirror**

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