



REACTOR®



## 32 Westwinds Crescent Calgary Alberta

\$1,450,000

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 Pack...

Listing Presented By:



Originally Listed by:  
Town Residential

<https://townresidential.ca/>

**RE/MAX**®

**RE/MAX REAL ESTATE  
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