

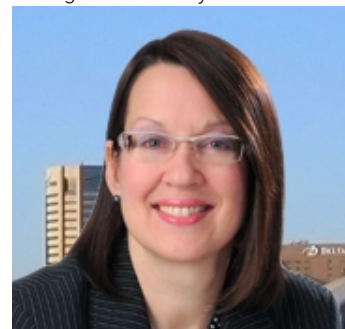


## 515047 Street NE #2122 Calgary Alberta

\$874,650

?? Prime Industrial Bay in Westwinds Business Park - High Exposure & Versatility! Seize this rare opportunity to own a 2,058 sq ft (+/-) industrial bay in one of NE Calgary's most sought-after commercial hubs -- Westwinds Business Park, strategically located at the intersection of McKnight Blvd and 52 Street NE. This high-traffic corridor offers exceptional visibility and easy access to major thoroughfares, including Stoney Trail and the Calgary International Airport, making it ideal for logistics, retail, or service-based operations. The unit boasts a 22 ft clear ceiling height, a 10' x 12' drive-in overhead door, and Direct Control (DC) zoning, providing flexibility for a wide range of permitted and discretionary uses. Perfect for auto body and paint shops, automotive sales or repair, light manufacturing, warehousing, showrooms, packaging businesses, grocery/retail outlets, veterinary clinics, and more. With consistent foot and vehicle traffic from surrounding commercial and residential developments, including West winds Corner and the nearby LRT station, this location supports strong business visibility and long-term growth potential. (id:6769)

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net