

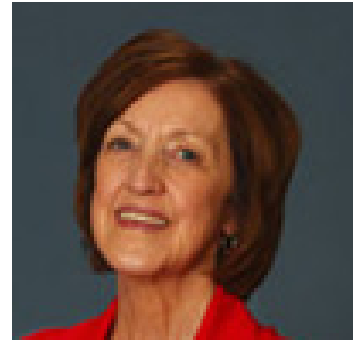


## 5150 47 Street Calgary Alberta

\$770,385

Rare opportunity to own 2,001 sqft +/- industrial bay in NE Calgary's Westwinds, conveniently located near McKnight Trail. The space features 22-foot clear ceiling height, a 10' x 12' drive-in door, and flexible DC zoning, making it ideal for a wide range of small retail/industrial businesses or showroom spaces. It includes a dedicated office and small showroom in the front, perfect for operations such as auto repair, paint shops, kitchen cabinet manufacturing, furniture showrooms, distribution centers, print shops, and more. The adjacent unit (MLS #A2171140) is also available for sale and can be interconnected for additional space, creating the perfect combination of showroom and workshop. This versatile property offers endless potential for growth and adaptability in a prime industrial location. (id:6769)

Listing Presented By:



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