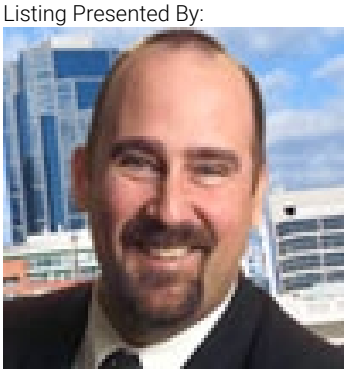


4852 50 Avenue Calgary Alberta

$3,999,000

This versatile commercial building in Calgary's desirable Westwinds area offers the perfect blend of warehouse, light manufacturing, and office space under one roof. Built in 2000 and zoned Direct Control (DC) Subject is the left side of the building, the property is ideally suited for a wide range of business uses. The main floor features a welcoming reception area, multiple offices, and a functional workspace currently used by a signage company, while the second floor provides additional office space suitable for management or administrative teams. With excellent access from major highways and a rear lot that accommodates large overhead doors, the site is designed for easy deliveries and efficient logistics. Backside area can also be used for storage or parking. This is a rare opportunity to secure a well-located, flexible commercial space. The signage business can be sold as well or it can leaseback a portion of the main floor if needed. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage METRO

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