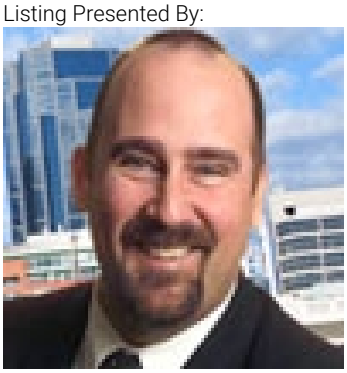


5112 47 Street Calgary Alberta

$5,150,000

Own your office and let the building help pay for it. West Winds Square is a two-storey, approx. 17,319 sq ft office building on an approx. 0.71-acre corner lot at 47 St and 50 Ave NE, in the heart of the Westwinds Business District. Most of the building, approx. 12,887 sq ft, is leased to a long-term government tenant, giving a new owner steady income from day one. The remaining approx. 4,433 sq ft, in two units of approx. 1,412 and 3,021 sq ft, is ready for an owner-user to move their own business in, or to lease out for more income. It's a rare mix: an investor gets a secure, mostly leased building with space to lease up, and a business owner gets their own office with a tenant covering much of the cost. Built in 2001, the building has an elevator serving both floors, a new roof (2026) and 40 on-site parking stalls. Location is a big part of the story: approx. 0.3 km to McKnight Blvd, 1.3 km to the McKnight-Westwinds CTrain, 3.3 km to Stoney Trail and 4.6 km to YYC, with Peter Lougheed Centre, Sunridge and major retail close by. The entire building is sold as one. Zoned DC (Bylaw 103Z94). Medical use would need a land use change and City of Calgary approval; current zoning does not allow it and approval is not guaranteed. Rent roll, lease details and operating costs are available to qualified buyers after signing an NDA. Please do not contact or approach the tenant or staff. (id:6769)

Listing Presented By:



Originally Listed by:
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