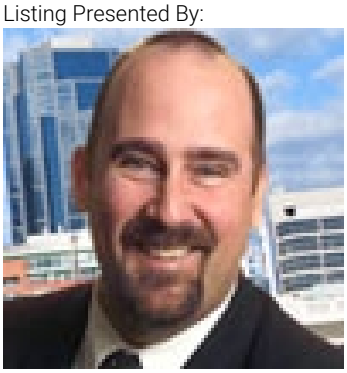


515047 Street Calgary Alberta

$1,100,550

Versatile 2,001 Sq. Ft. Industrial Bay in Westwinds - Ideal for Investors & Business Owners!Rare opportunity to own a 2,001 sq. ft. (+/-) industrial bay in Calgary's established Westwinds Business Park, conveniently located just off McKnight Boulevard and 52 Street NE, offering excellent accessibility in a busy Northeast Calgary commercial area.The unit features an impressive 22-foot clear ceiling height, a 10' x 12' drive-in overhead door, and flexible Direct Control (DC) zoning, allowing for a wide variety of potential uses, including automotive and mechanical services, paint shops, kitchen cabinet manufacturing, furniture-related businesses, small-scale distribution, print shops, and other compatible uses.The bay is functionally laid out with side office space, a small mezzanine area, and a washroom, while the majority of the unit is currently configured and being used as a mechanical/automotive shop. Numerous improvements have already been completed throughout the bay, making it well suited for its current automotive use.The property is currently occupied by a tenant operating a mechanical business, creating an attractive opportunity for an investor looking for an income-producing industrial property. It also offers excellent potential for an owner-user looking to expand or relocate an existing mechanical, automotive, or other compatible business.With its existing improvements, functional layout, high clear ceiling, drive-in loading, established Westwinds location, and versatile zoning, this property offers flexibility for both investors and future owner-users. (id:6769)

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