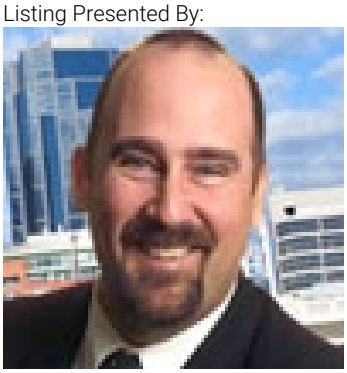


515047 Street Calgary Alberta

$1,131,900

Vacant 2,058 Sq. Ft. Industrial Bay in Westwinds - Excellent Owner-User or Investment Opportunity!Excellent opportunity to own a 2,058 sq. ft. (+/-) vacant industrial bay in Calgary's established Westwinds Business Park, conveniently located just off McKnight Boulevard and 52 Street NE with excellent access throughout Northeast Calgary.The unit features an impressive 22-foot clear ceiling height, a 10' x 12' drive-in overhead door, and flexible Direct Control (DC) zoning, providing excellent versatility for a wide range of potential business and commercial uses.The bay is currently vacant and open inside, giving a new owner the opportunity to design and build out the space according to their specific business requirements. Whether for automotive or mechanical operations, manufacturing, cabinetry, warehousing, distribution, storage, or another compatible business, the open layout provides a blank canvas with plenty of flexibility.This is an excellent opportunity for an owner-user looking to establish or expand their business and customize the space from the ground up. It may also appeal to an investor looking to acquire a versatile industrial property and lease it to a future tenant.Located directly beside another available 2,001 sq. ft. industrial bay, there may also be an excellent opportunity for buyers requiring additional space to purchase both units, subject to availability.With its vacant possession potential, open layout, high ceilings, drive-in loading, versatile zoning, and established Westwinds location, this bay offers an excellent opportunity for a variety of industrial and commercial users. (id:6769)

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