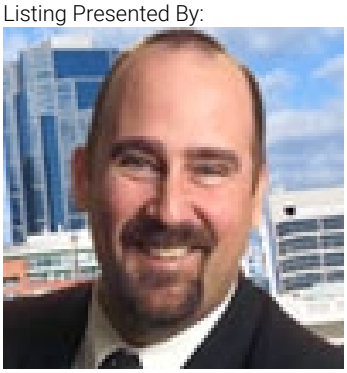


515047 Street Calgary Alberta

$1,131,900

Income-Producing 2,058 Sq. Ft. Industrial Bay in Westwinds - Prime Investment Opportunity!An excellent opportunity to acquire a 2,058 sq. ft. (+/-) industrial bay in Calgary's well-established Westwinds Business Park, conveniently positioned near McKnight Boulevard and 52 Street NE with strong accessibility throughout Northeast Calgary.This unit is currently occupied by a tenant operating a granite-related business, providing an attractive opportunity for an investor looking to purchase an industrial property with an existing occupant and rental income potential.The bay offers a practical industrial configuration with high ceilings, drive-in loading, and flexible Direct Control (DC) zoning, creating possibilities for a variety of business and industrial uses. The existing setup works well for the current granite operation while offering future flexibility for other compatible users.For an investor, this property provides the opportunity to acquire and collect rental income from the existing tenant. For a future owner-user, the versatile zoning and functional industrial space provide the potential to operate or expand a business from a well-located Westwinds property.This bay is also located directly beside two additional industrial units, creating a unique opportunity for a buyer seeking multiple neighbouring bays or additional space, subject to availability.Whether you are looking to add an income-producing industrial property to your portfolio or secure space for future business operations, this Westwinds bay offers location, flexibility, and long-term potential. (id:6769)

Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca