

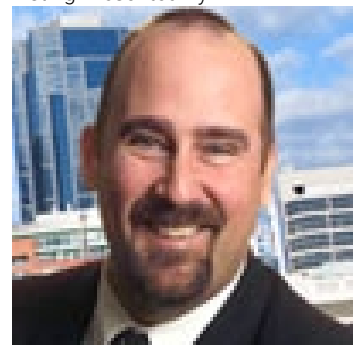


76 Westwind Crescent Calgary Alberta

\$800,000

An exceptional investment opportunity in the heart of Westwinds, NE Calgary. This fully leased commercial condo bay offers over 1,880 sq ft of versatile mixed-use space, generating stable income from two reliable tenants. The main floor, approximately 1,315.45 sq ft, is secured with a 10-year lease that includes scheduled annual rent increases, ensuring long-term and growing returns. The mezzanine level, approximately 565.53 sq ft, is leased on a 3-year term to a dependable tenant who has expressed interest in extending their lease, further strengthening the investment profile. The unit features 24-ft ceilings, an overhead loading door, rooftop HVAC, rough-in plumbing, rear staff access, and ample surface parking. Located just minutes from the Westwinds C-Train station, major roadways, and surrounded by a wide range of commercial amenities, this property offers high visibility and convenience. Zoned for various uses including retail, restaurant, personal services, grocery, medical, and wellness, this is a rare chance to own a turnkey, income-producing asset in one of Calgary's busiest business districts. Contact your REALTOR today to arrange a private tour. (id:6769)

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