\$1,069,000 - 4809 Westwinds Drive Ne, Calgary

MLS® #A2209003

\$1,069,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

This fully leased-out yearly gross rent of \$97200, mixed-use property offers an exceptional business opportunity in one of the busiest business hubs' remarkable locations. With prime exposure on Westwinds Drive NE, this unit is versatile and suitable for various uses, including religious worship, educational institutions, medical-related facilities, Restaurants, etc. The Zoning allows multiple usages, offering flexibility for future development or current operation. The property is fully leased, ensuring immediate cash flow for investors. In case someone needs it personally that is negotiable as well Strategic Location, Situated in a high-traffic area, ensuring visibility and ease of access Ideal for various types of businesses, from places of worship to medical offices and educational centers. The total measured area is almost 4510 sq including the Mezzanine. 6 different tenants occupy it, and the total rent collection is \$8100. Whether you're looking to expand your investment portfolio or establish a facility in a thriving community, this property offers immense potential for a variety of businesses. The possession is negotiable .







Built in 2001

Essential Information

MLS® # A2209003 Price \$1,069,000 Bathrooms 0.00 Acres 0.00 Year Built 2001

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 4809 Westwinds Drive Ne

T3J4L4

Subdivision Westwinds
City Calgary
County Calgary
Province Alberta

Interior

Postal Code

Heating Boiler, Natural Gas

Cooling Central Air

Exterior

Roof Asphalt/Gravel, Flat

Construction Brick, Concrete, Mixed

Additional Information

Date Listed April 6th, 2025

Days on Market 141
Zoning DC

Listing Details

Listing Office RE/MAX House of Real Estate

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