

\$1,621,400 - 5150 47 Street Ne #2106 2102, Calgary

MLS® #A2179895

\$1,621,400

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Prime Investment Opportunity â€” 2 Units,
2,948 SQFT in the Heart of NE Calgary!

Unlock the potential of owning real estate in one of Calgaryâ€™s most dynamic and high-traffic locations. This 2-unit property, totaling 2,948 SQFT, offers an incredible opportunity for small investors or owner-occupiers looking to control their business premises and secure a prosperous future.

Why This Deal is Unmissable:

â€” Strategic Location: Situated in the vibrant NE Calgary, this property is at the center of a bustling area known for its consistent activity and prime visibility. With heavy traffic throughout the day, itâ€™s an ideal spot for businesses seeking exposure.

â€” Flexible & Versatile Space: Perfect for a wide range of uses, this property boasts flexible zoning to accommodate both commercial and light industrial purposes.

Endless Possibilities with Flexible Zoning:

Take advantage of zoning that supports a variety of business types, including:

- â€” Athletic facilities
- â€” Auto body and paint shops
- â€” Automotive sales, rental, and service
- â€” Grocery stores and laboratories
- â€” Manufacturing, warehousing, and product



distribution

• Recreational/commercial vehicle sales

and service

• Veterinary clinics and hospitals

Whether you're an entrepreneur launching a new venture or an investor adding to your portfolio, this property offers a rare opportunity in a high-demand market.

Don't miss your chance to own a prime piece of NE Calgary. Act now to secure this amazing deal and take the next step toward your business success!

Built in 2007

Essential Information

| | |
|------------|-------------|
| MLS® # | A2179895 |
| Price | \$1,621,400 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 5150 47 Street Ne #2106 2102 |
| Subdivision | Westwinds |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J4N4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

Exterior

| | |
|--------------|------------------------|
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 18th, 2024 |
| Days on Market | 175 |
| Zoning | DC |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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