## ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

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## 2126, 5150 47 Street NE Calgary, Alberta

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

MLS # A2124940



\$926,100

Division:

**Bus. Type:** 

Type:

Westwinds

Industrial

 Sale/Lease:
 For Sale

 Bldg. Name:

 Bus. Name:

 Size:
 2,058 sq.ft.

 Zoning:
 DC

 Addl. Cost:

 Based on Year:

 Utilities:

 Parking:

 Lot Size:

 Lot Feat:

Highly flexible zoning, allowing for a wide variety of commercial and light industrial uses such as athletic facilities, auto body and paint shops, automotive sales/rental/service, grocery stores, laboratories, manufacturing-related uses, distribution of products/materials, recreational and commercial vehicle sales/rental/service, as well as veterinary clinics/hospitals, to name a few. Bays feature 22' clear height, with most of the bays including one 10' x 12' front drive-in door. Investment opportunity for a small investor or owner-occupier looking to acquire their own real estate and control the future of their operating premises.