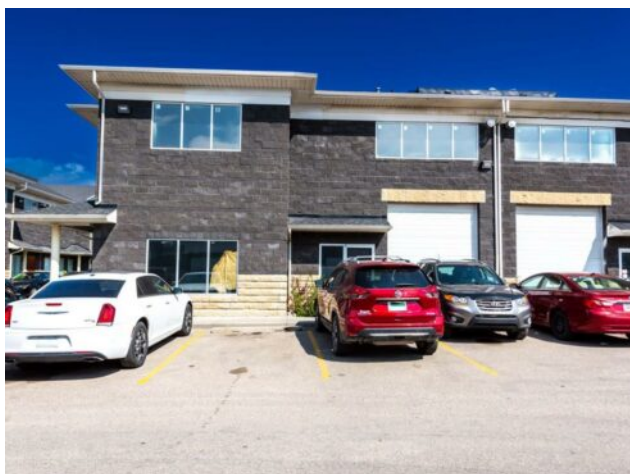


5150 47 Street Ne #2106 2102  
Calgary, Alberta

MLS # A2179895



# \$1,621,400

Division: Westwinds

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,948 sq.ft.

Zoning: DC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Brick, Concrete, Mixed

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime Investment Opportunity & 2 Units, 2,948 SQFT in the Heart of NE Calgary! Unlock the potential of owning real estate in one of Calgary'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: • 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, it's an ideal spot for businesses seeking exposure. • 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: • Athletic facilities • Auto body and paint shops • Automotive sales, rental, and service • Grocery stores and laboratories • 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!