

MLS # A2266670

Calgary, Alberta



\$699,990

Division: Calgary
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,765 sq.ft.
Zoning: I-C

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: ALL THE EQUIPMENT AND ASSET IN THE RESTAURANT IS INCLUDED IN THE PRICE.	

Excellent opportunity to own or lease a well-located commercial property in the desirable Westwinds area of Calgary NE. The main level features an established restaurant setup with approximately 1,265 sq. ft. of space, including an 8-foot canopy and functional layout ready for business use. The second level offers over 500 sq. ft. of well-designed office space, complete with two offices, a washroom, and a kitchen area — perfect for administrative or professional use. This property offers great visibility and accessibility in one of Calgary NE's busiest commercial corridors.