# \$850,425 - 5150 47 Street Ne # 2118, Calgary

MLS® #A2216121

#### \$850,425

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

?? Versatile 2,001 Sq Ft Industrial Bay inWestwinds – Ideal for Business Owners & Investors!

Rare opportunity to own a 2,001 sq ft (+/-) industrial bay in Calgary's thriving Westwinds Business Park, just off McKnight Blvd and 52 Street NE — a high-traffic, high-visibility area perfect for growing businesses.

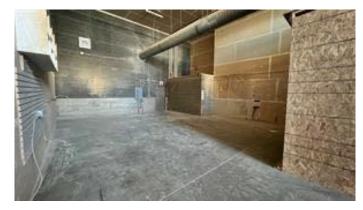
This unit features a 22-ft clear ceiling height, a 10' x 12' drive-in overhead door, and flexible Direct Control (DC) zoning, allowing for a wide variety of permitted uses including auto services, paint shops, kitchen cabinet manufacturing, furniture showrooms, small-scale distribution, print shops, and more.

The space includes a front-facing office and compact showroom, offering a professional setup for customer interaction while leaving ample space in the back for workshop, storage, or production. Thereâ $\in$ <sup>TM</sup>s also rough-in for a washroom and mechanicals already in place â $\in$ " the bay just needs a few minor finishing touches to be fully operational, making it an ideal canvas for your business vision.

? Highlights:22' clear heightDrive-in doorOffice + showroom already built







Small cosmetic work needed — no major renovations Ideal location near LRT, major roads, and amenities Can be purchased with adjacent bay for expansion Positioned in one of NE Calgary's most established commercial zones with steady vehicle and foot traffic, this property is a smart buy for owner-users or investors seeking long-term value and versatility.

Built in 2007

### **Essential Information**

MLS® #	A2216121
Price	\$850,425
Bathrooms	0.00
Acres	0.00
Year Built	2007
Туре	Commercial
Sub-Type	Industrial
Status	Active

## **Community Information**

Address	5150 47 Street Ne # 2118
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N4

#### Interior

Heating	Forced Air, Natural Gas
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#### Exterior

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

#### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	138
Zoning	DC

## **Listing Details**

Listing Office URBAN-REALTY.ca

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