



GRASSROOTS
REALTY GROUP

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**121, 7 westwinds Crescent NE
Calgary, Alberta**

MLS # A2214334



\$729,900

Division: Crescent Heights

Type: Retail

Bus. Type: Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,100 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This well-maintained commercial property offers a strong income stream with multiple tenants already in place. The main floor features approximately 1,500 sq ft and is currently leased to a grocery store, ensuring consistent foot traffic and visibility. The upper floor includes three separately leased office spaces, along with a spacious reception area, kitchen, and a bathroom, providing functionality and appeal for professional tenants. Prime location with great access and long-term leasing stability makes this an ideal addition to any investor's portfolio.