



**GRASSROOTS**  
REALTY GROUP

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**5150 47 Street Ne # 2118**  
**Calgary, Alberta**

**MLS # A2216121**



**\$850,425**

**Division:** Westwinds

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,001 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:** -

?? Versatile 2,001 Sq Ft Industrial Bay in Westwinds &ndash; 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 &ndash; 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. There's also rough-in for a washroom and mechanicals already in place &ndash; 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 height Drive-in door Office + showroom already built Small cosmetic work needed &ndash; 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.