



**GRASSROOTS**  
REALTY GROUP

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171, 175 & 179, 5120 47 Street NE  
Calgary, Alberta

MLS # A2259700



**\$1,500,000**

Division: Westwinds

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,025 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

WOW! Priced reduced big times !! Court-appointed/receivership sale !! Big price reduction !! (Property is being sold in as-is, where-is condition. No warranties or representation from the seller will be made ). Retail space for sale with DC zoning, in one of the busiest retail plazas in Castleridge NE Calgary. and in very close proximity to the Airport. 3025 Sq/ft shell space suitable for your taste of development with business requirement. (Approx. 1,000 sqft each for the 3 units). If you are looking for a smaller space, then you can buy one individual unit which is approx. 1000 sq/ft. All 3 units could be sold separately or jointly. This particular bay is north facing with front and back main door access, along with an overhead door on the back, don't miss out on this great location with lots of exposure, on the corner of 50th Ave and visible from 47th street, NE Very close to communities like Whitehorn, temple, Castleridge and falconridge. (Property tax is estimated for 3 units together)