



1-833-477-6687  
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124, 3670 63 Avenue NE  
Calgary, Alberta

MLS # A2183456

**\$699,000**



**Division:** Westwinds

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,038 sq.ft.

**Zoning:** I-B

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Membrane

**Utilities:** Cable Internet Access, Electricity Connected, Natural Gas

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

For Sale industrial Bay Condominium in Westwind's NE, Ready to go with Make-up Air unit, currently a Specialty Food Store Bakery. Attractive exterior in great complex, newer construction. Minutes walk to C-Train, Minutes Drive to Airport, Metis Trail, McKnight, Deerfoot and Stoney Trail. Condo Fees \$821.47/Month Current Tenant willing to lease back.