

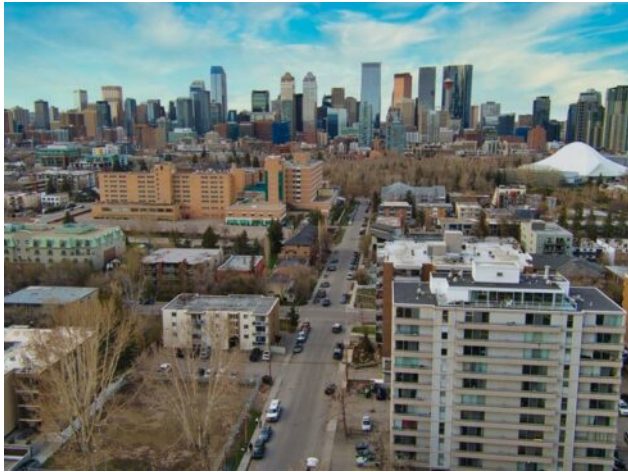


**GRASSROOTS**  
REALTY GROUP

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**Westwinds NE Metis NE Avenue NE**  
**Calgary, Alberta**

**MLS # A2202611**



**\$499,000**

**Division:** Westwinds

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,333 sq.ft.

**Zoning:** I-B f0.5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This spacious 2322 sq. ft. commercial condo offers a fantastic opportunity for both investors and business owners. Currently leased to long-term tenants on a flexible month-to-month arrangement, this property provides consistent rental income with the option to keep tenants in place or explore other opportunities. With its prime location and ample space, this unit is ideal for a variety of commercial uses. Whether you're looking for an investment property or a space to establish your own business, this condo offers great potential. NDA would be required prior to disclosing exact details of the property.