

# \$1,131,350 - 5150 47 Street Ne # 2110, Calgary

MLS® #A2181542

**\$1,131,350**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

Prime Investment Opportunity: 2,057 SQFT in  
the Heart of NE Calgary!

Unlock the potential of owning premium real estate in one of Calgary's most dynamic and high-traffic locations. This 2,057 SQFT property offers an incredible opportunity for small investors or owner-occupiers to secure their business premises and build a prosperous future.

Located in the vibrant NE Calgary area, this property boasts prime visibility in a bustling hub with consistent daily traffic, making it the perfect spot for businesses seeking maximum exposure. The versatile space comes with flexible zoning, accommodating a wide range of uses, such as athletic facilities, auto body shops, automotive sales and services, grocery stores, laboratories, manufacturing, warehousing, product distribution, recreational vehicle sales, and veterinary clinics.

Whether you're an entrepreneur launching a new venture or an investor expanding your portfolio, this property offers a rare chance to secure a foothold in a high-demand market.

Don't miss this opportunity to own a prime piece of NE Calgary real estate. Act now to make your business vision a reality!

Built in 2007



## Essential Information

MLS® #	A2181542
Price	\$1,131,350
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	5150 47 Street Ne # 2110
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N4

## Interior

Heating	Forced Air, Natural Gas
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## Exterior

Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	November 28th, 2024
Days on Market	173
Zoning	DC

## Listing Details

Listing Office	URBAN-REALTY.ca
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