

MLS # A2266670

Calgary, Alberta

\$699,990



Division:	Calgary
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,765 sq.ft.
Zoning:	I-C

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: ALL THE EQUIPMENT AND ASSET IN THE RESTAURANT IS INCLUDED IN THE PRICE.

Excellent opportunity to own or lease a well-located commercial property in the desirable Westwinds area of Calgary NE. The main level features an established restaurant setup with approximately 1,265 sq. ft. of space, including an 8-foot canopy and functional layout ready for business use. The second level offers over 500 sq. ft. of well-designed office space, complete with two offices, a washroom, and a kitchen area — perfect for administrative or professional use. This property offers great visibility and accessibility in one of Calgary NE’s busiest commercial corridors.