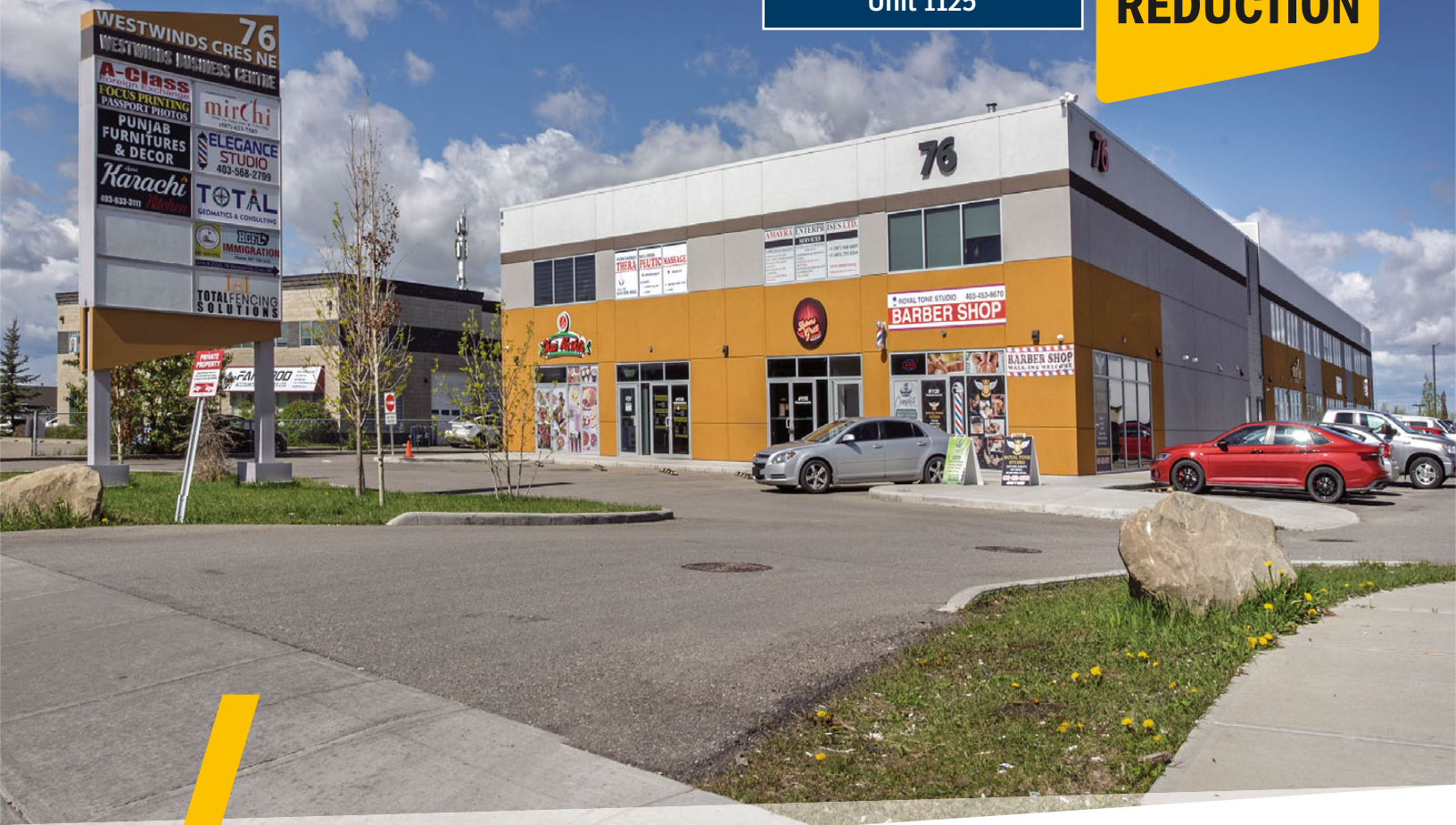


2,230 sf

Unit 1125

FURTHER  
PRICE  
REDUCTION



## OFFICE/WAREHOUSE IN WESTWINDS FOR SALE

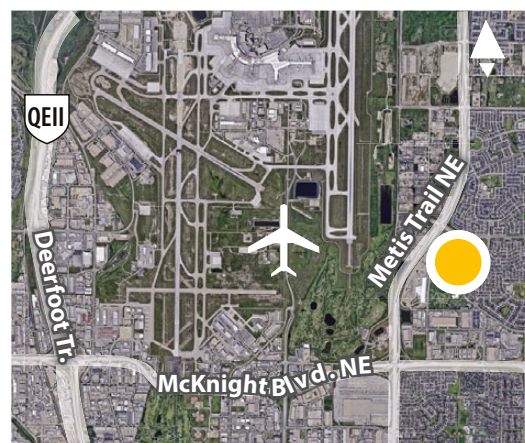
Westwinds Business Centre  
76 Westwinds Crescent NE, Calgary



1 (12'x14')  
drive-in



200A, 110/240V  
power (TBV)



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Ryan McBride**, ASSOCIATE

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c: 403-681-7810 • d: 587-393-9343 • [lstyles@barclaystreet.com](mailto:lstyles@barclaystreet.com)

**Manish Adiani**, CCIM, EXECUTIVE VICE PRESIDENT, PARTNER

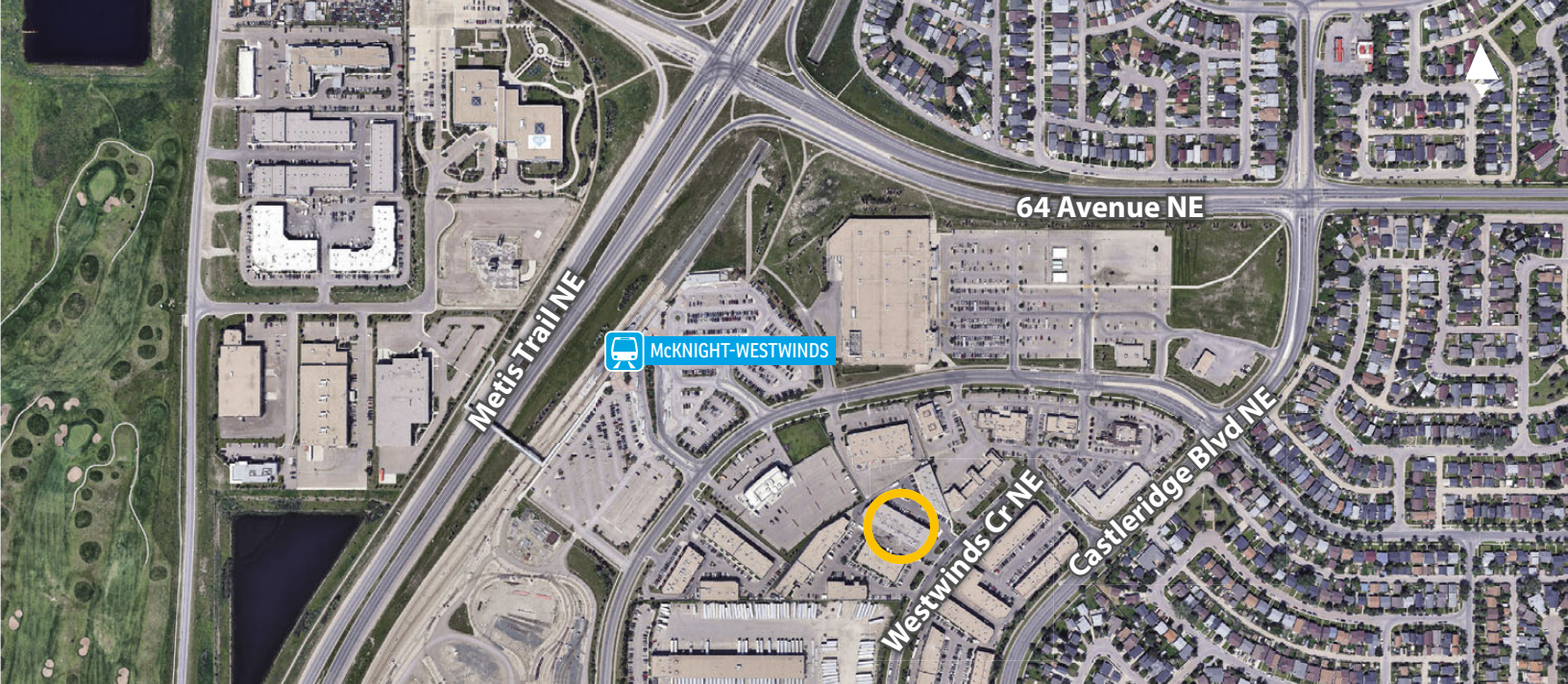
c: 403-975-0694 • d: 403-294-7181 • [adanim@barclaystreet.com](mailto:adanim@barclaystreet.com)



LOCAL  
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403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5  
[WWW.BARCLAYSTREET.COM](http://WWW.BARCLAYSTREET.COM)





- » Excellent access to McKnight Blvd NE and Deerfoot Trail.
- » I-C Zoning allows for a wide variety of office, retail or light industrial uses.
- » High quality finishes throughout.

## PROPERTY INFORMATION

ADDRESS: 76 Westwinds Crescent NE, Calgary

DISTRICT: Westwinds

ZONING: I-C (Industrial - Commercial)

AVAILABLE FOR SALE:

UNIT 1125: Main floor: 1,454 sq. ft.

Mezzanine: 776 sq. ft. (built-out as office)

TOTAL: 2,230 sq. ft.

SPACE USE: Approximately 520 sq. ft. of warehouse area with the remainder on the main and mezzanine areas being built out as office space.

WAREHOUSE CEILING: 20' (TBV)

LOADING: 1 (12' x 14') drive-in

POWER: 200A, 110/240V (TBV)

HVAC: Yes

PARKING: Ample



Video Tour



## FINANCIAL INFORMATION

AVAILABILITY: Immediate

PROPERTY TAXES: \$15,889.37 (2024)

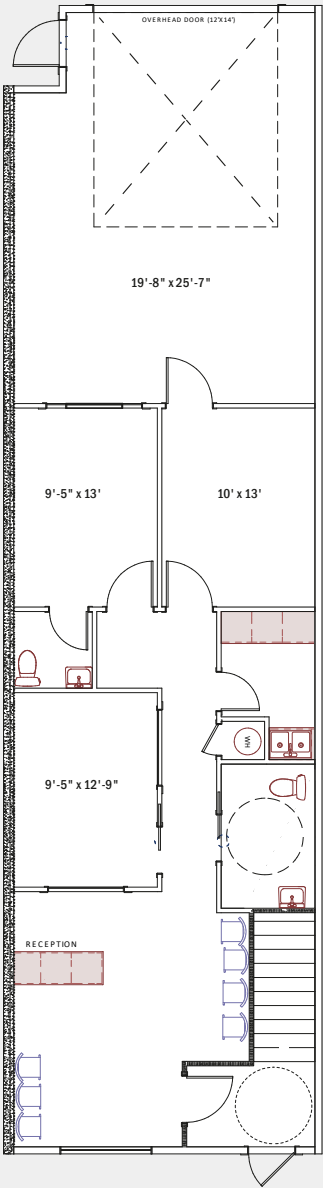
CONDO FEES: \$498.47/mo (2025)

ASKING PRICE: ~~\$915,000~~ \$895,000

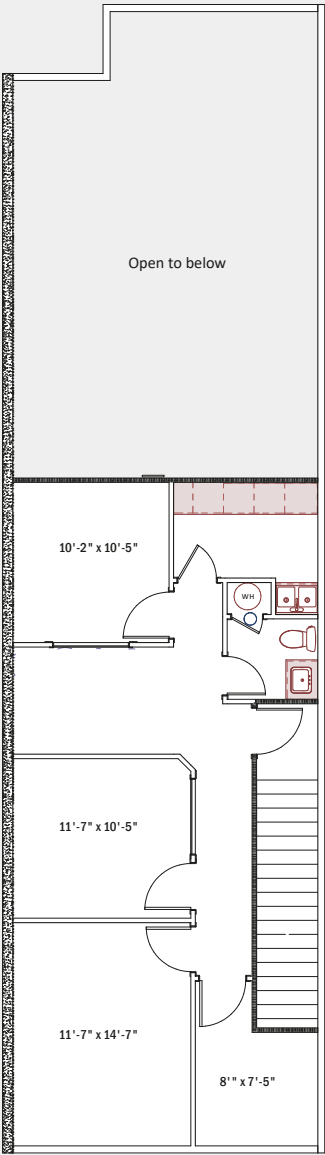
**FURTHER PRICE REDUCTION**



MAIN FLOOR



MAIN FLOOR



MEZZANINE





## MEZZANINE



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