



**327, 32 Westwinds Cr NE,  
Calgary**

## Retail Condo For Sale

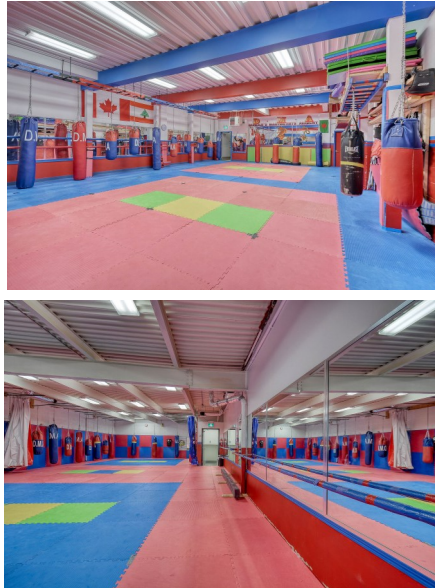
## Property Overview

Uses	Great for Martial Arts, Dance Studio, Educational & Training Facility, Church, Mosque or House of Prayer
Location	<ul style="list-style-type: none"> <li>• Located in Westwinds, Walking distance to Prairie Winds Park</li> <li>• McKnight LRT Station</li> <li>• Tim Horton's/Wendy's, Banks, Medical clinics, Fitness club</li> </ul>
Access	Excellent access to major roads, 64 Ave NE, Metis Tr, McKnight Blvd, 52 St NE, Stoney Tr. NE and Calgary International Airport
Property Taxes	\$668.00 / month (Jan. 2021)
Condo Fees	\$262.00 / month (2020 - Includes Insurance, exterior building, yard and lot maintenance and reserve fund contribution)
Asking Price	\$1,095,000.00 (\$285.45 psf)



Condo Details

Size/Parking	<ul style="list-style-type: none"><li>• 3,836 sq. ft. with 1,918 sq. ft. on each floor</li><li>• Dedicated parking stalls out front</li></ul>
Condo Unit Description	<ul style="list-style-type: none"><li>• 2 Floors of open gym/classroom area with separate access,</li><li>• Steel and concrete 2<sup>nd</sup> floor structure with significant weight capacities,</li><li>• Overhead Door (has been disabled)</li><li>• 250 Amps @ 120/208 Volt, 3 Phase</li><li>• Wall &amp; floor padding, and TV's are not included but can be included for additional consideration</li></ul>
Main Floor Consists of:	<ul style="list-style-type: none"><li>• A front vestibule/entrance, small office area, small kitchenette, and a sitting/viewing area</li><li>• Large open gym/class area</li><li>• 11.5-ft ceiling height</li><li>• 3 washrooms (two off front area one at the back of the gym)</li><li>• Fresh recirculating air systems included</li><li>• Ceiling mounted natural gas fired heater unit</li></ul>
Second Floor Consists of:	<ul style="list-style-type: none"><li>• Large open gym/class area</li><li>• 10.5 – 11-ft ceiling height</li><li>• 3 washrooms (one at front area (plus a shower) &amp; two at the back of the gym)</li><li>• Fresh recirculating air systems included,</li><li>• Ceiling mounted gas fired heater units</li></ul>



## Zoning

### Zoning: DC (Direct Control - Bylaw 103Z94)

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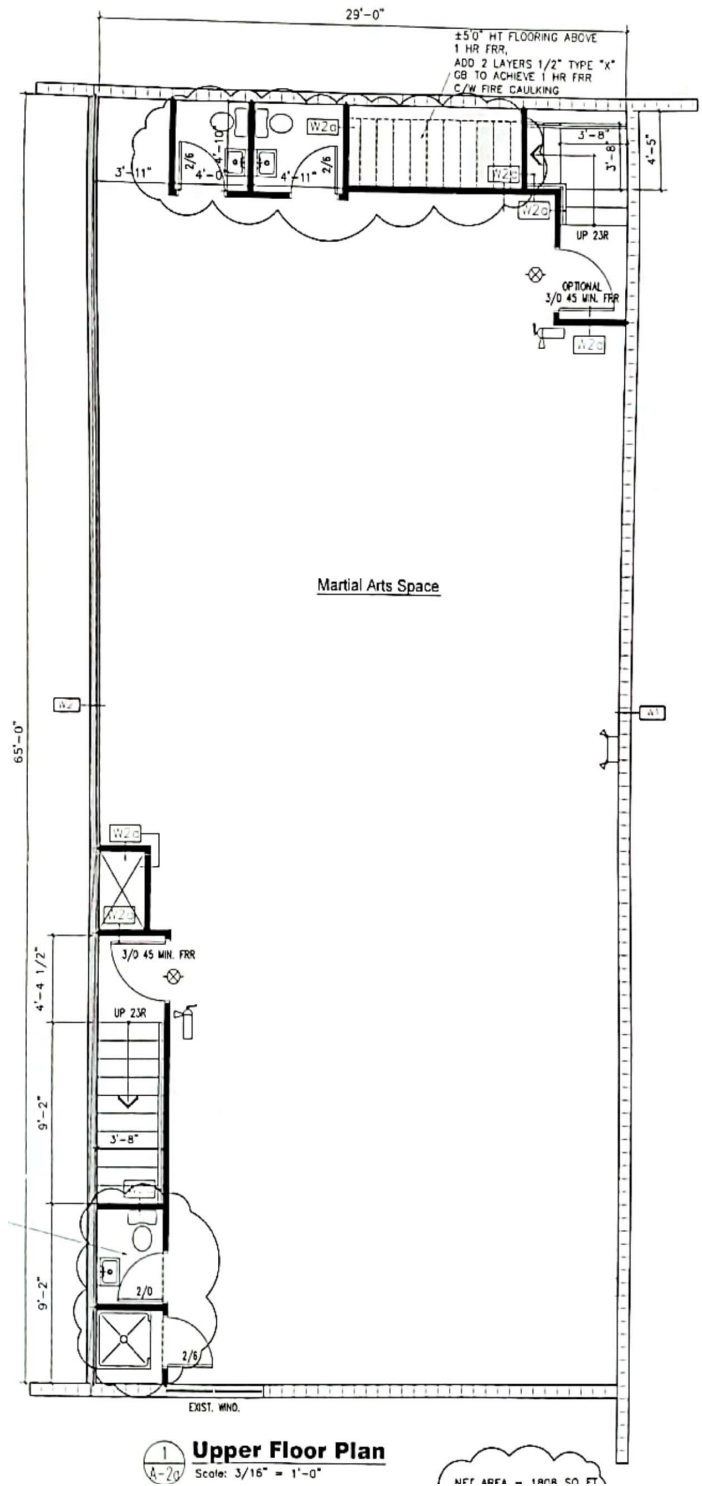
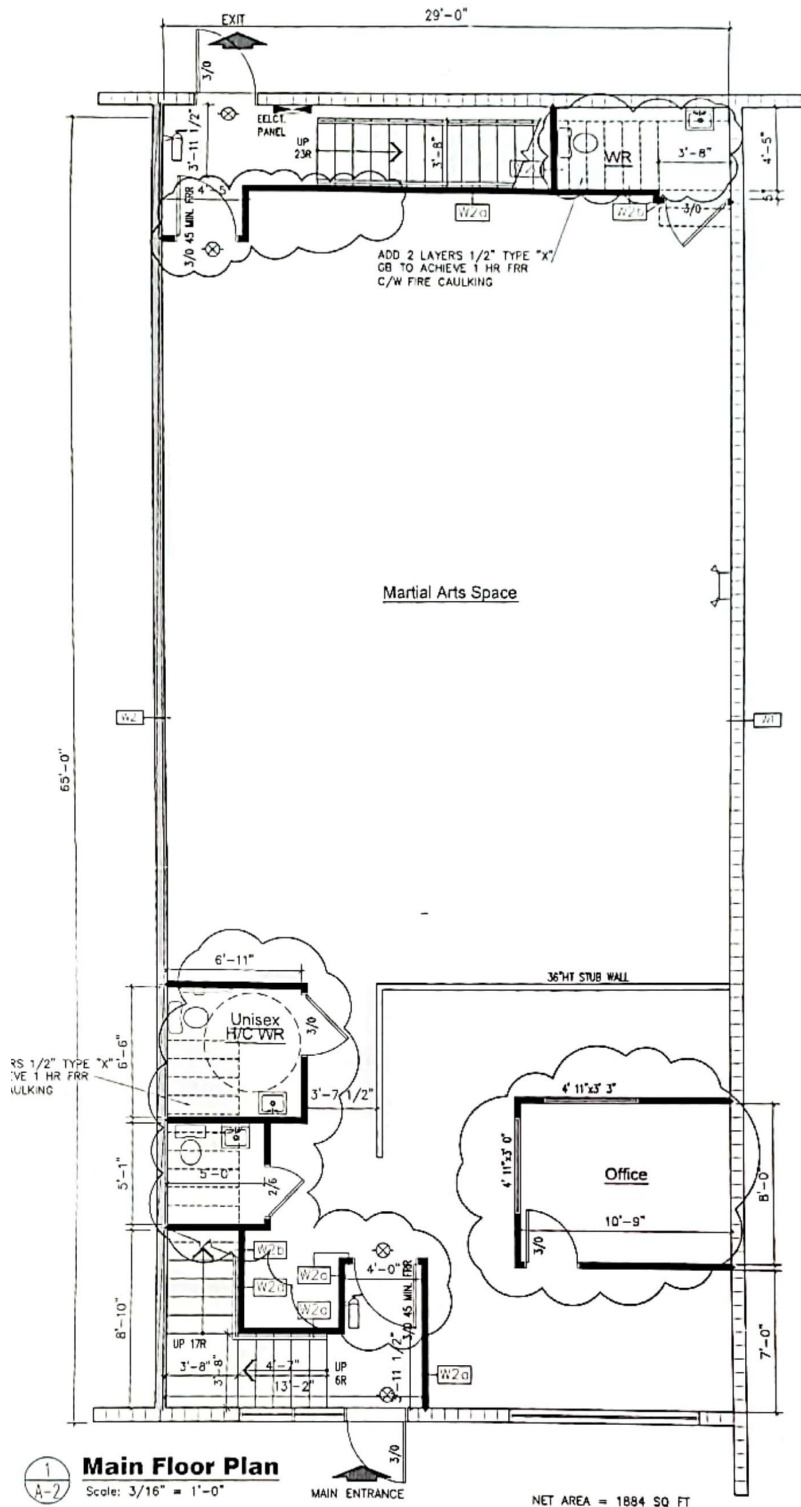
#### Permitted Uses:

Ancillary commercial uses  
Auction halls  
Athletic and recreational facilities  
Auto body and paint shops  
Automotive sales and rentals  
Automotive services  
Automotive specialities  
Cleaning, servicing, testing or repairing  
Crematoriums and columbariums  
Freestanding identification signs  
Grocery stores  
Laboratories  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products  
Mechanical reproduction and printing establishments  
Movement or storage of materials, goods or products  
Offices  
Radio and television studios  
Signs (freestanding identification)  
Veterinary clinics  
Veterinary hospitals

**Discretionary Uses** the Permitted Uses described shall be discretionary uses in addition to the following:

Amusement arcades  
Billiard parlours  
Bottle return depots  
Child care facilities  
Churches  
Commercial schools  
Custodial quarters  
Drinking establishments  
Entertainment establishments  
Farmer's markets and flea markets  
Financial institutions  
Hotels and motels  
Intensive agricultural uses  
Kennels  
Liquor stores  
Private clubs and organizations  
Private schools  
Public and quasi-public buildings  
Restaurants  
3 Signs (except for freestanding identification)  
Warehouse stores\*

# Floor Plans



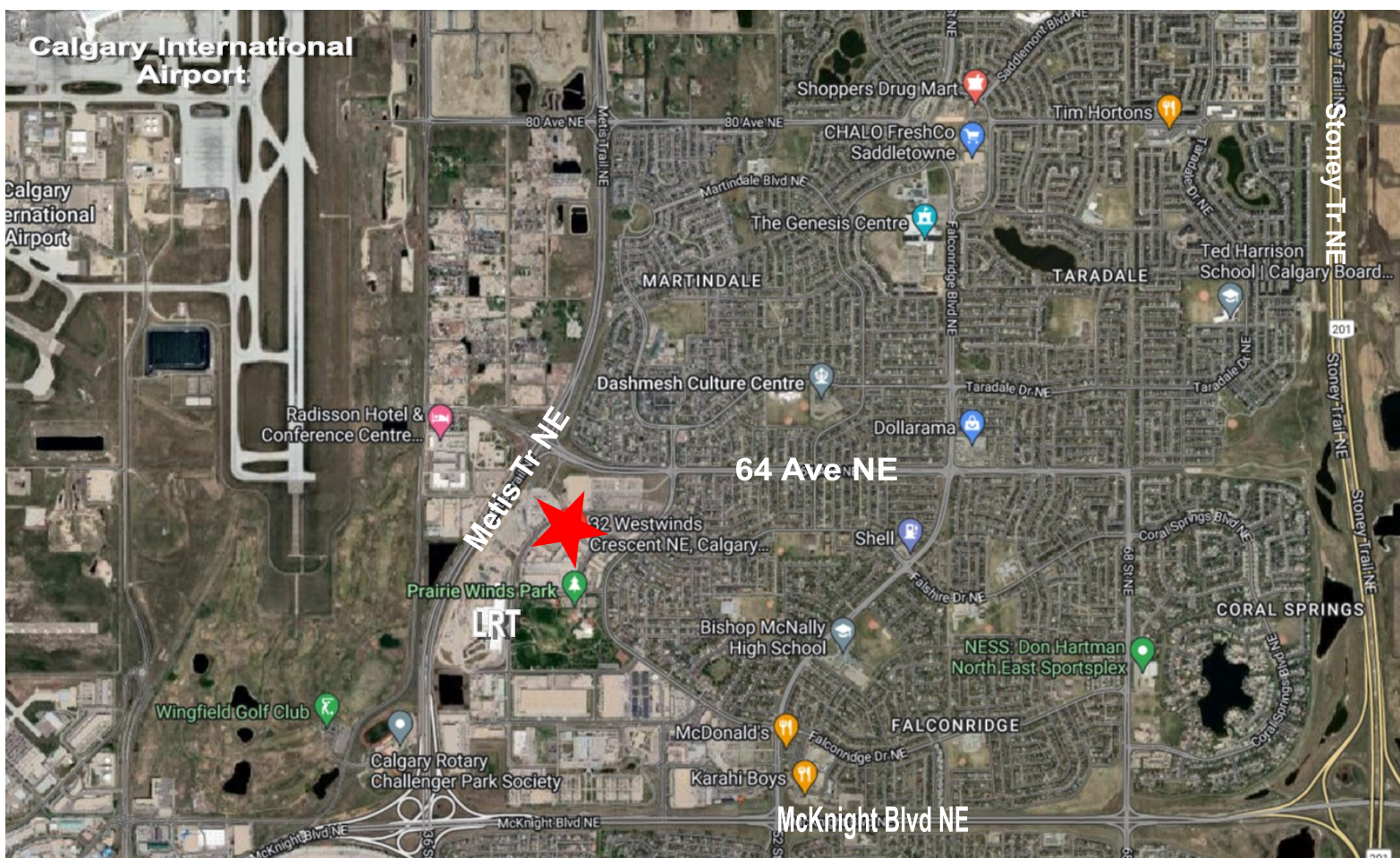


# 327, 32 Westwinds Cr NE

# SALE

## Highlights / Locator Map

- Close to Metis Trail NE, McKnight Boulevard, & Stoney Trail, and YYC International Airport
- Walking distance to McKnight - Westwinds C-Train Station



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