# \$4,350,000 - 4852 50 Avenue Ne, Calgary

MLS® #A2227690

### \$4,350,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

This versatile commercial building in Calgary's desirable Westwinds area offers the perfect blend of warehouse, light manufacturing, and office space under one roof. Built in 2000 and zoned Direct Control (DC) Subject is the left side of the building, the property is ideally suited for a wide range of business uses. The main floor features a welcoming reception area, multiple offices, and a functional workspace currently used by a signage company, while the second floor provides additional office space suitable for management or administrative teams. With excellent access from major highways and a rear lot that accommodates large overhead doors, the site is designed for easy deliveries and efficient logistics. Backside area can also be used for storage or parking. This is a rare opportunity to secure a well-located, flexible commercial space.

Built in 2000

### **Essential Information**

MLS® # A2227690 Price \$4,350,000

Bathrooms 0.00
Acres 0.00
Year Built 2000

Type Commercial
Sub-Type Industrial
Status Active







## **Community Information**

Address 4852 50 Avenue Ne

Subdivision Westwinds

City Calgary

County Calgary

Province Alberta

Postal Code T3J4L8

### **Additional Information**

Date Listed June 4th, 2025

Days on Market 134

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office Royal LePage METRO

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