

**504, 4655 54 Avenue NE  
Calgary, Alberta**

**MLS # A2206112**



**\$499,000**

**Division:** Westwinds

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,253 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All furniture, bar fridge & microwave in the kitchen area.

Business space for sale in Westwinds Industrial Park. This location is perfect for a new or growing business with five private offices, front reception, a kitchen, 2pc bathroom and a storage room. Featuring high ceilings and large windows this office space comes fully furnished including desks, chairs and filing cabinets, microwave and a bar fridge. The rear storage room features a security system station, and ample storage space. Kitchen area includes a bar fridge, sink, microwave and upper and lower cabinets. For added convenience parking spots for customers and staff are located right outside the unit. Prime location close proximity to major roads and access to McKnight Trail makes it easy to get onto Deerfoot or Stoney Trail. Public transit is also just steps away or short drive to Westwinds LRT. The numerous amenities and services draws many consumers to the area, perfect spot for your business to flourish!