

\$850,425 - 5150 47 Street Ne # 2118, Calgary

MLS® #A2216121

\$850,425

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

?? Versatile 2,001 Sq Ft Industrial Bay in
Westwinds â€” Ideal for Business Owners &
Investors!

Rare opportunity to own a 2,001 sq ft (+/-)
industrial bay in Calgaryâ€™s thriving
Westwinds Business Park, just off McKnight
Blvd and 52 Street NE â€” a high-traffic,
high-visibility area perfect for growing
businesses.

This unit features a 22-ft clear ceiling height, a
10' x 12' drive-in overhead door, and flexible
Direct Control (DC) zoning, allowing for a wide
variety of permitted uses including auto
services, paint shops, kitchen cabinet
manufacturing, furniture showrooms,
small-scale distribution, print shops, and more.

The space includes a front-facing office and
compact showroom, offering a professional
setup for customer interaction while leaving
ample space in the back for workshop,
storage, or production. Thereâ€™s also
rough-in for a washroom and mechanicals
already in place â€” the bay just needs a few
minor finishing touches to be fully operational,
making it an ideal canvas for your business
vision.

? Highlights:

22' clear height

Drive-in door

Office + showroom already built



Small cosmetic work needed – no major renovations

Ideal location near LRT, major roads, and amenities

Can be purchased with adjacent bay for expansion

Positioned in one of NE Calgary's most established commercial zones with steady vehicle and foot traffic, this property is a smart buy for owner-users or investors seeking long-term value and versatility.

Built in 2007

Essential Information

MLS® #	A2216121
Price	\$850,425
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	5150 47 Street Ne # 2118
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N4

Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	119
Zoning	DC

Listing Details

Listing Office	URBAN-REALTY.ca
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