

# \$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 â€” no major renovations

Ideal location near LRT, major roads, and amenities

Can be purchased with adjacent bay for expansion

Positioned in one of NE Calgaryâ€™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	52
Zoning	DC

## **Listing Details**

Listing Office	URBAN-REALTY.ca
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