

# \$850,425 - 5150 47 Street Ne # 2110, 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 # 2110
Subdivision	Westwinds
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N4

### Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

### Exterior

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

### Additional Information

Date Listed	April 29th, 2025
Days on Market	9
Zoning	DC

## **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.