

ONKAR REALTY



COMMERCIAL CONDO UNITS FOR SALE 4774 Westwinds drive NE Calgary, Alberta

Property Description:

Address:	507 & 511- 4774 Westwinds Dr NE Calgary, AB
For Sale:	\$1,600,000 plus GST
Condo Fee:	\$2.45 / sf / annum
Property Tax:	\$15,450.00 (TBV)
Zoning:	DC 75 Z 98 Site 2

Comments:

- Professionally built Commercial Condo Units with operating Grocery Store since 2009.
- Main Floor 4,200 sf plus approx. 1,000 Second floor office and storage area.
- 12' x 14' overhead door for each unit
- Double Sliding door at Main Entrance.
- Ample Parking
- Possession available with 30 days Notice to Tenant

Manjit Bahia
Broker | Partner
Cell: 403 860 3430
Email: manjit@onkarrealty.com

Jasjeet (Sunny) Maan
Associate Broker | Partner
Cell: 403 875 8881
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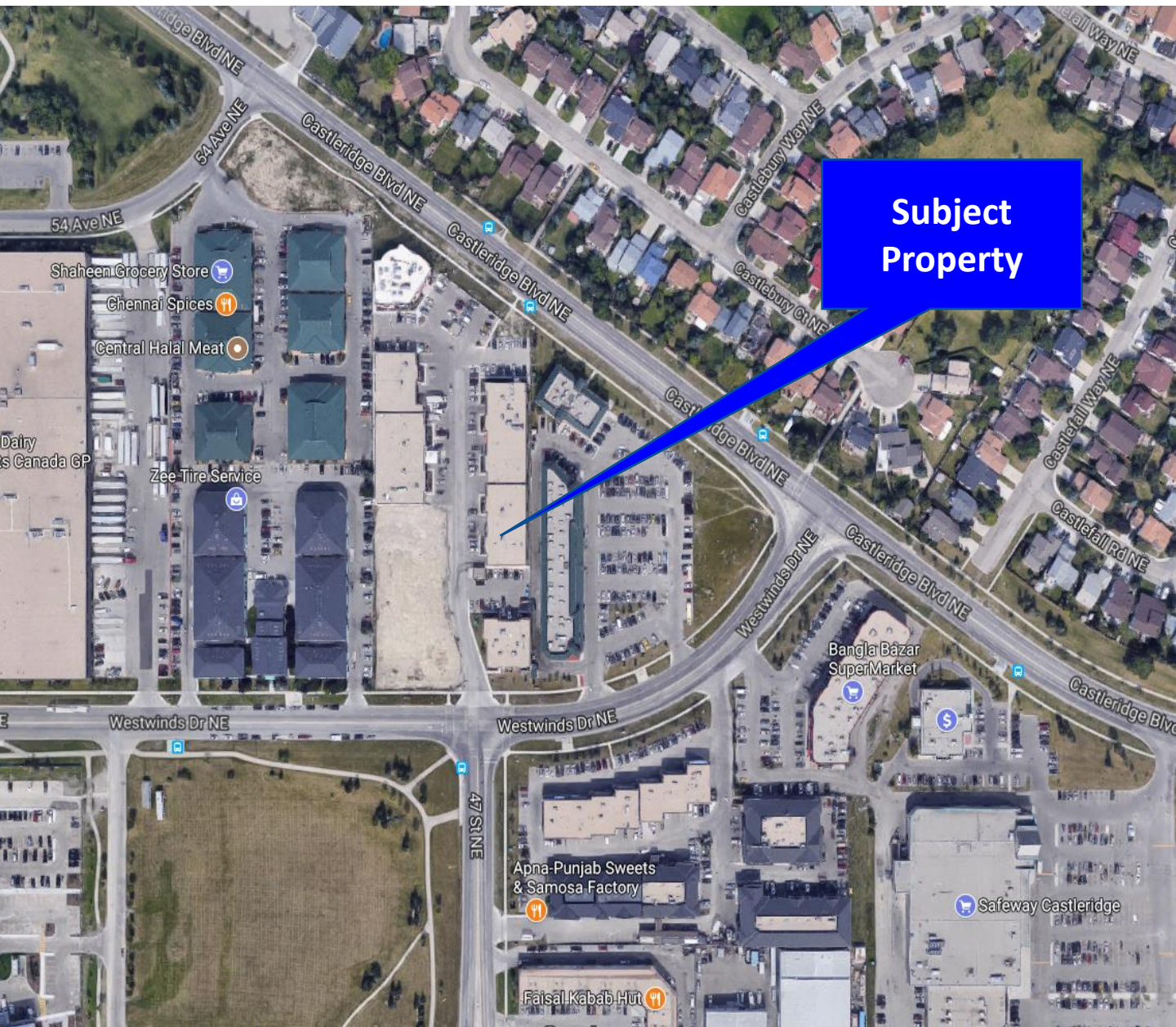
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403 265 0277

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**Subject
Property**

Location

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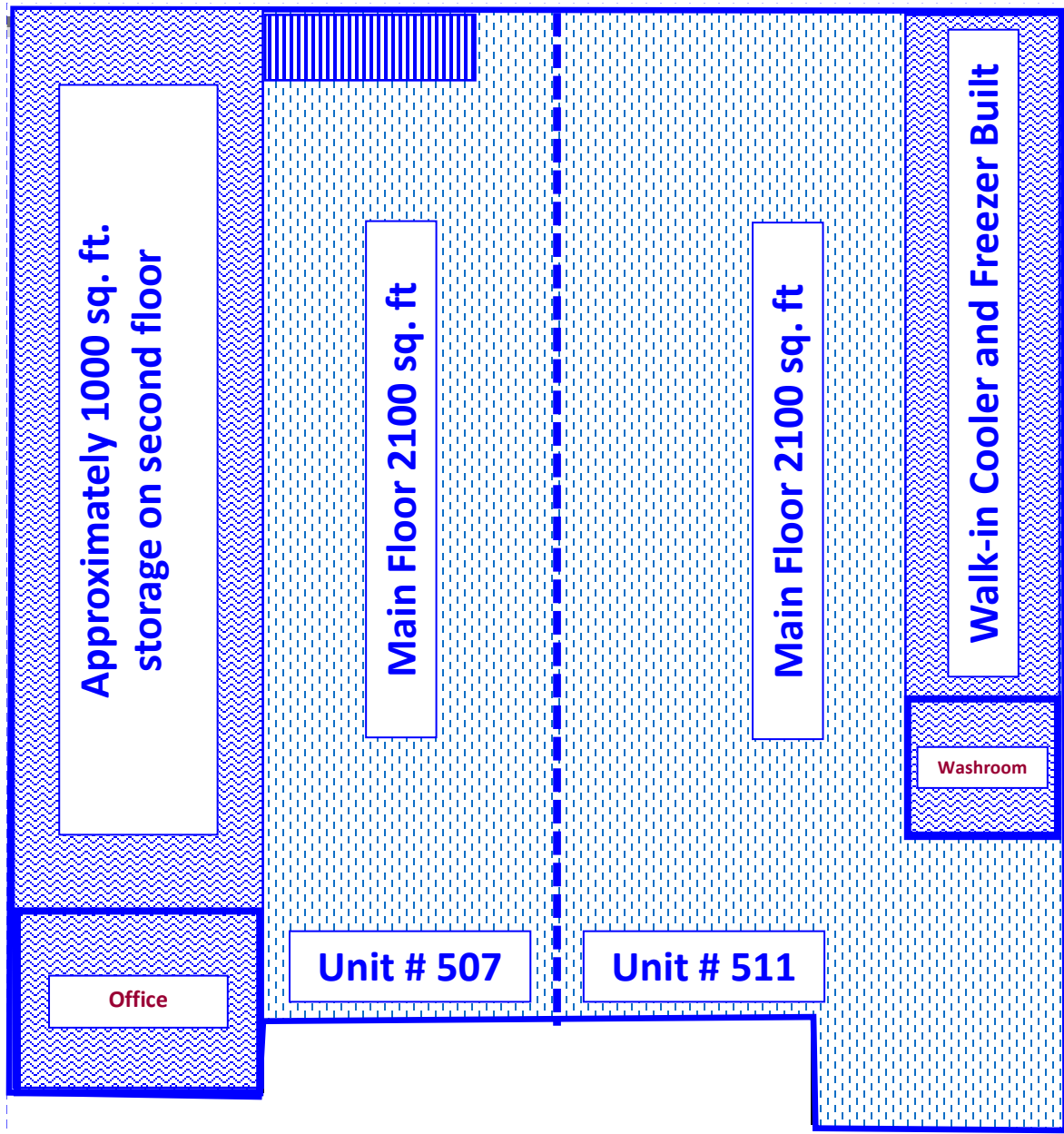
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Floor Plan

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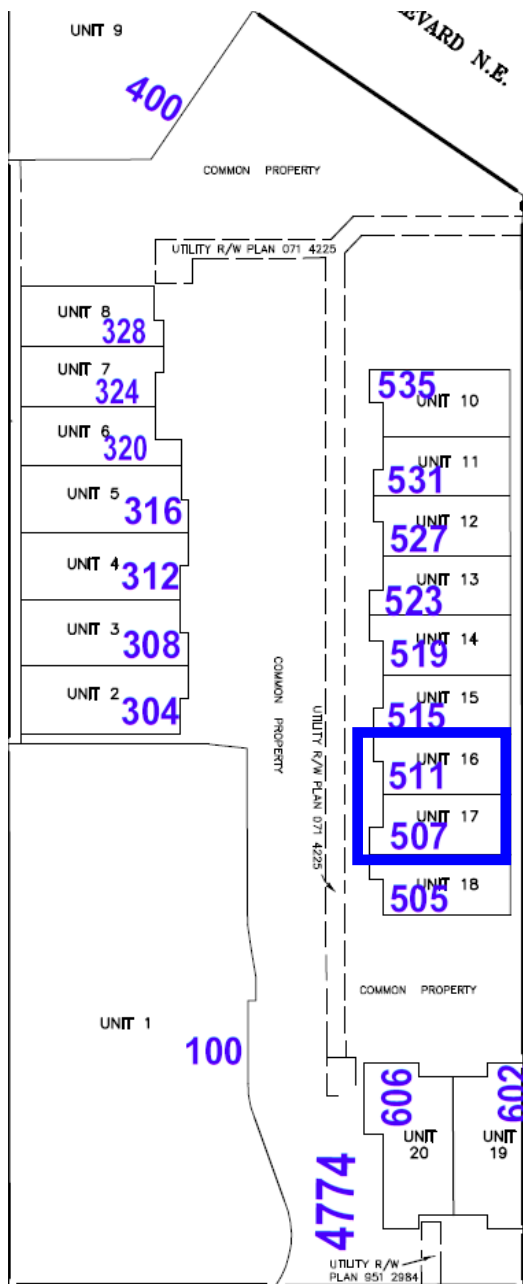
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Condo Plan



SCHEDULE OF UNIT FACTORS & AREAS

UNIT NUMBER	UNIT FACTOR	AREA (m ²)
1	1,930	3,357.1
2	480	276.1
3	480	270.4
4	480	270.4
5	480	271.4
6	375	215.4
7	375	203.7
8	375	208.4
9	960	1,229.8
10	355	223.0
11	355	194.8
12	355	194.7
13	355	197.7
14	355	197.7
15	355	194.8
16	355	194.8
17	355	197.7
18	355	202.2
19	435	266.2
20	435	302.3
TOTAL	10,000	8,668.6

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