

# FOR SALE

## Commercial Condo Units

507- 4774 Westwinds Drive NE Calgary, AB

# OCI



### Property Description:

For Sale:	\$2,300,000 plus GST
Condo Fee:	\$2.45 / sf / annum
Property Tax:	\$23,174.26
Zoning:	DC 75 Z 98 Site 2

### Comments:

- Professionally built Commercial Condo Units with operating Grocery Store since 2009.
- Main Floor 6,322 sf plus approx. 1,000 Second floor office and storage area.
- 1 Drive-in Overhead Door 12' x 14' for loading plus two additional overhead doors possible.
- Double Sliding door at Main Entrance.
- Ample Parking
- Possession available immediately

#### **Manjit Bahia**

Cell: 403 860 3430

Email: manjit@olympiacommercial.ca

#### **Jasjeet (Sunny) Maan**

Cell: 403 875 8881

Email: sunny@olympiacommercial.ca

#### **Olympia Commercial Inc.**

26 Patina Hill S.W.

Calgary, Alberta T3H 2C7

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Olympia Commercial Inc. "the Brokerage"

403 265 0277

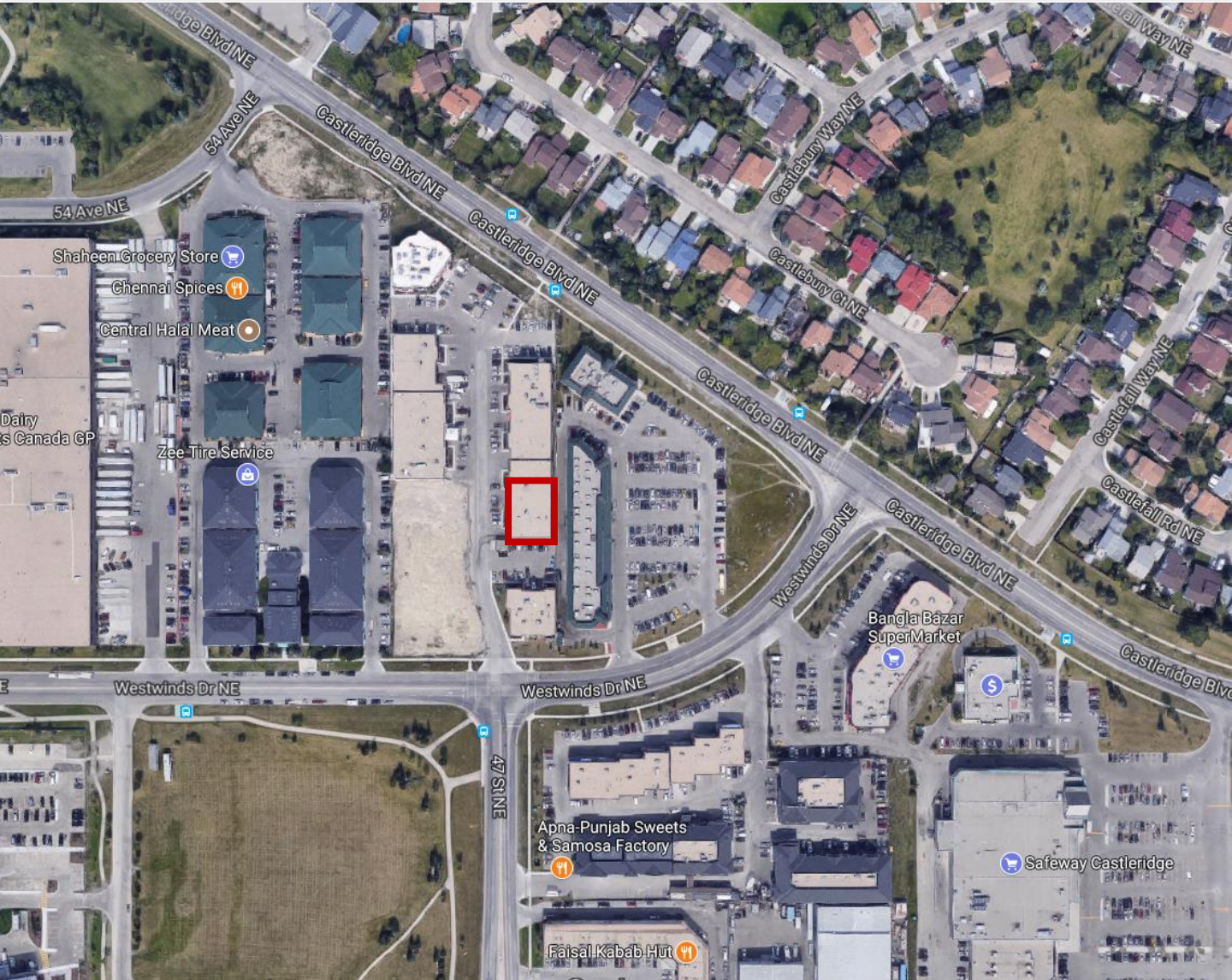
www.olympiacommercial.ca

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## Location

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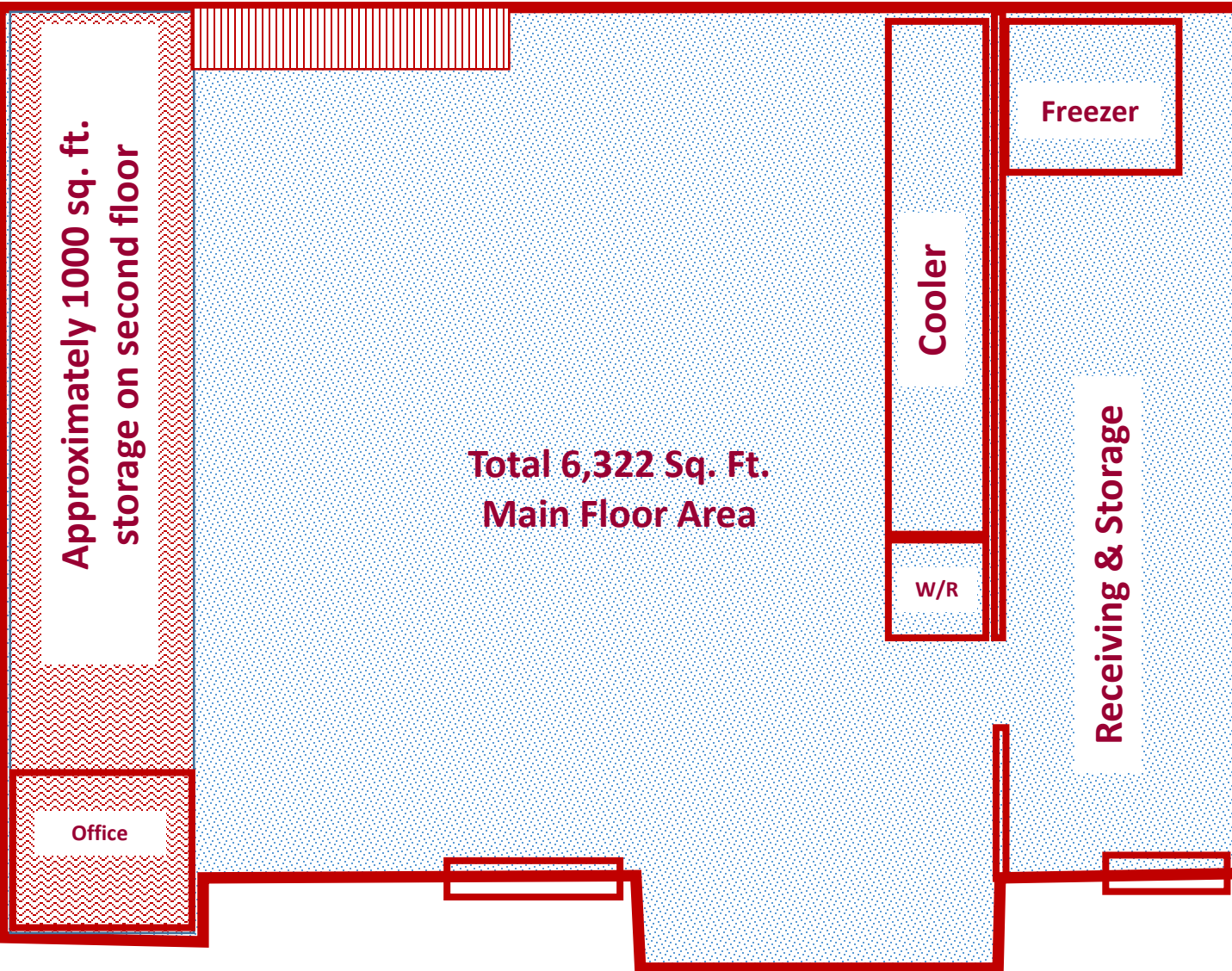
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**Floor Plan**

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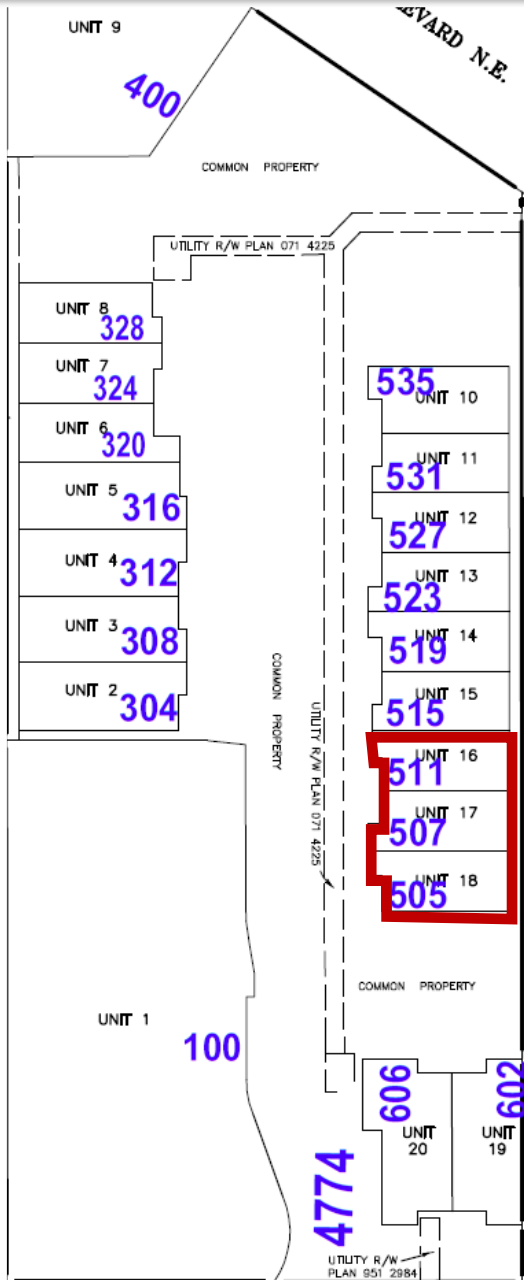
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### Condo Plan

#### SCHEDULE OF UNIT FACTORS & AREAS

UNIT NUMBER	UNIT FACTOR	AREA (m <sup>2</sup> )
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
<b>TOTAL</b>	<b>10,000</b>	<b>8,688.6</b>

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