

Condo Sale

327, 32 Westwinds Cr NE



About the Property

Virtual Tour

<https://buff.ly/2XfJgbX>



- Close proximity to Metis Trail NE, McKnight Boulevard, & Stoney Trail, and YYC International Airport
- Walking distance to McKnight Trail & Westwinds C-Train Station
- Nearby amenities include Tim Hortons, Anytime Fitness, Real Canadian Superstore, and Prairie Winds Park
- Zoning: DC (Direct Control - Bylaw 103Z94)
- Property owner is willing to rent the facility on a lease back arrangement for 1 – 2 years
- This successful business has outgrown the Condo and seeks a larger location
- Great for Martial Arts, Dance Studio, Training Facility, Church, Mosque or House of Prayer

MLS LISTING: A1056962

Property Detail

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- 3836 Sq.Ft. with 1918 Sq.Ft. on each floor (plus dedicated parking stalls out front)
- 2 Floors of open gym/classroom area with separate access,
- Steel and concrete 2nd floor structure with significant weight capacities,
- Overhead Door (has been disabled)
- 250 Amps @ 120/208 Volt, 3 Phase
- Wall & floor padding, and TV's are not included but can be included for additional consideration
- Property Taxes: \$668/month (Jan 2021)
- Condo Fees: \$262/month
(2020 – includes Insurance, exterior building, yard and lot maintenance and reserve fund contribution)
- **Asking Price \$1,195,000 (\$311.50/Sq.Ft.)**

Main Floor Consists of:

- a front vestibule/entrance, small office area, small kitchenette, and a sitting/viewing area,
- Large open gym/class area,
- 11.5-ft ceiling height,
- 3 washrooms (two off front area one at the back of the gym)
- Fresh recirculating air systems included,
- Ceiling mounted natural gas fired heater unit

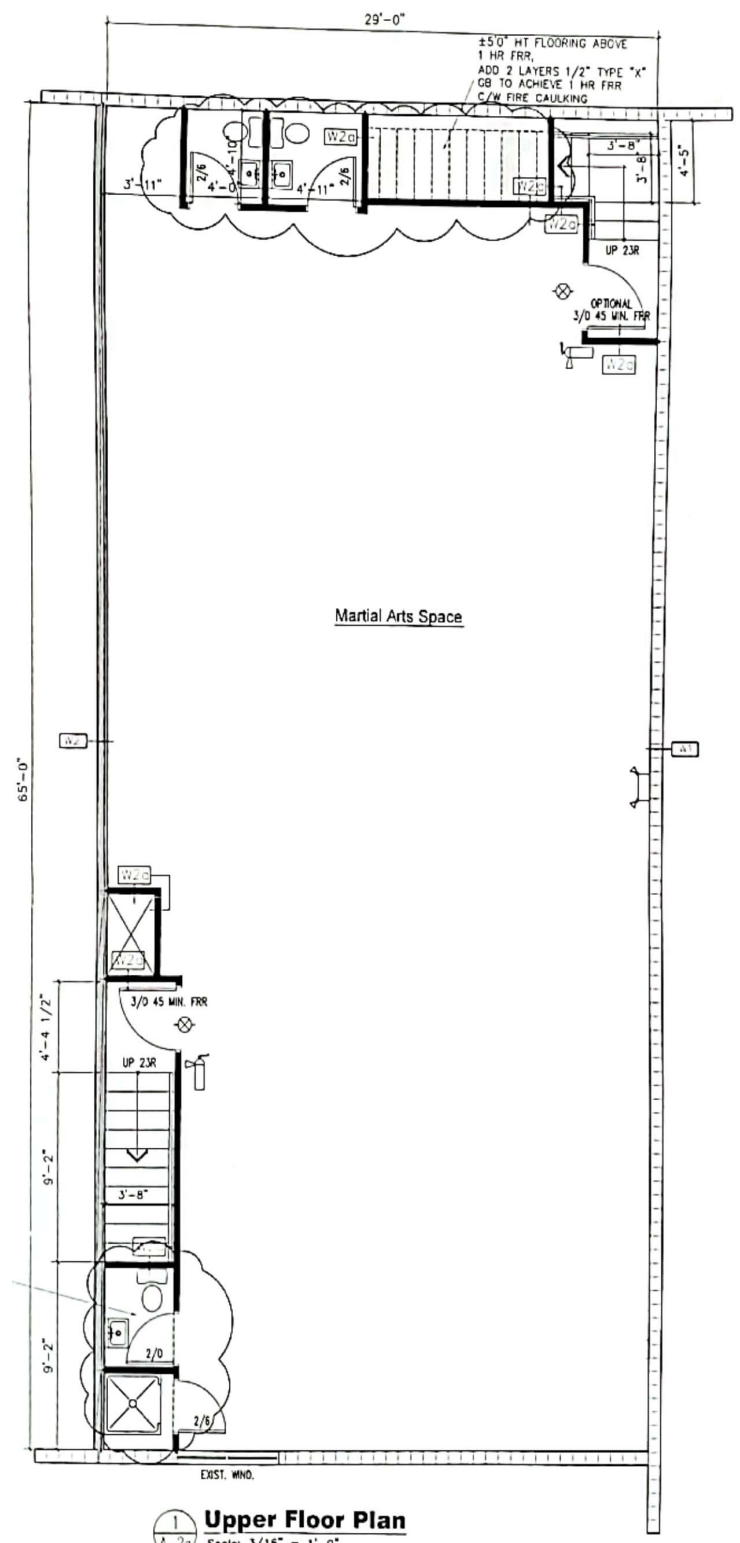
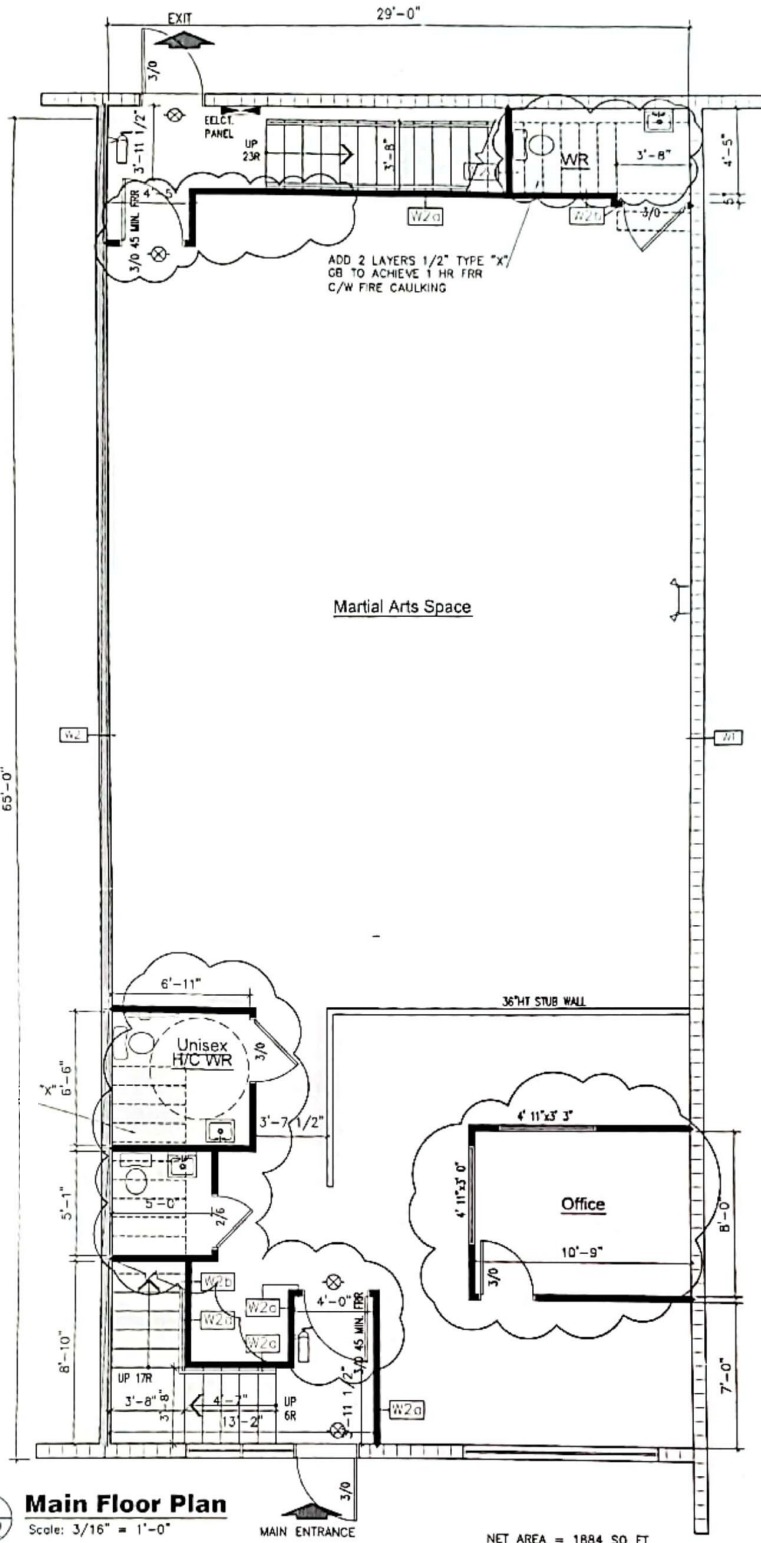
Second Floor Consists of:

- Large open gym/class area
- 10.5 – 11-ft ceiling height,
- 3 washrooms (one at front area (plus a shower) & two at the back of the gym)
- Fresh recirculating air systems included,
- Ceiling mounted gas fired heater units



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Zoning: DC (Direct Control - Bylaw 103Z94)

Permitted Uses:

Ancillary commercial uses
Auction halls
Athletic and recreational facilities
Auto body and paint shops
Automotive sales and rentals
Automotive services
Automotive specialties
Cleaning, servicing, testing or repairing
Crematoriums and columbariums
Freestanding identification signs
Grocery stores
Laboratories
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
Mechanical reproduction and printing establishments
Movement or storage of materials, goods or products
Offices
Radio and television studios
Signs (freestanding identification)
Veterinary clinics
Veterinary hospitals

Discretionary Uses the Permitted Uses described above shall be discretionary uses in addition to the following:

Amusement arcades
Billiard parlours
Bottle return depots
Child care facilities
Churches
Commercial schools
Custodial quarters
Drinking establishments
Entertainment establishments
Farmer's markets and flea markets
Financial institutions
Hotels and motels
Intensive agricultural uses
Kennels
Liquor stores
Private clubs and organizations
Private schools
Public and quasi-public buildings
Restaurants
3 Signs (except for freestanding identification)
Warehouse stores*



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