

Colliers



Judicial Sale

4850

Westwinds Drive NE

Calgary, Alberta

CMN Calgary Inc.

900 Royal Bank Building
335 - 8th Avenue SW
Calgary, AB | Canada

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collierscanada.com

Executive Summary

Colliers is pleased to present the opportunity to acquire a 100% interest in 4850 Westwinds Drive NE (the "Property") located in Calgary Alberta.

Occupying a high traffic corner location in the popular commercial node of the Castleridge/Westwinds area of NE Calgary, 4850 Westwinds Drive NE is an excellent opportunity to acquire a 10,776 square foot mixed use retail/office property. With newer construction (2015), ample surface parking, attractive curb appeal and anchored by a Pharmacy tenant, the Property offers excellent income potential under new ownership.

Judicial Sale

As per the Judicial Listing Agreement dated July 16, 2021, Colliers has been given authority as an officer of the Court to list 4850 Westwinds Drive NE for sale. Final offers to purchase the Property are subject to approval and acceptance by the Court of Queen's Bench.

List Price

\$3,020,000

Location

- ***Attractive location in popular NE commercial area with strong trade area***
- ***Prominent corner location with high exposure***

Tenancy

- ***Strong anchor tenant in the Pharmacy on a long term lease***
- ***Smaller upper floor office units appeal to market demographics***
- ***Value add opportunity through increased office leasing, basement space utilization and improved management***

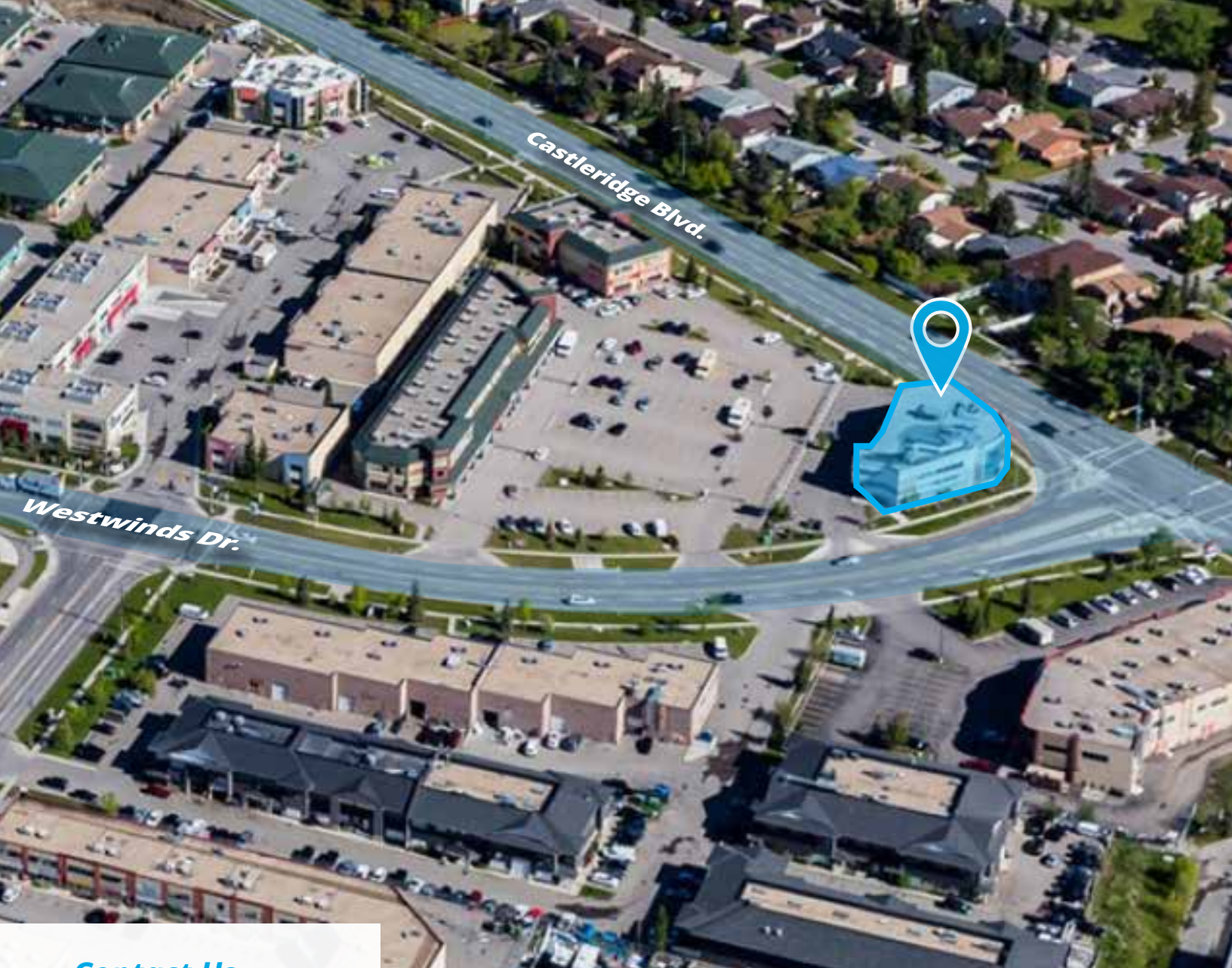
Construction

- ***Newer construction with building completed in 2015***
- ***Attractive Curb appeal***

Building Features

- ***Mixed-use building with Main floor retail space with upper level office***
- ***Ample surface parking***
- ***Large basement space currently not being utilized***





Contact Us

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