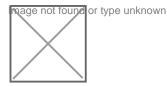


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RETAIL FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID: 30366

MLS ID: A2214334

\$749,900



- $\stackrel{\circ}{-}$  TARJINDER DHILLON
- **2** (403) 870-0001
- □ Century 21 Bravo Realty
- **403-250-2882**

rM1

121, 7 Westwinds Crescent NE, Calgary , Alberta T3J 5H2

Transaction Type Days On Market Business Type

For Sale 3 Retail

ZoningSubdivisionYear BuiltR-CGCrescent Heights2018

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0611243 2100.00 195.09

InclusionsRestrictionsReportsN/ANone KnownNone

This well-maintained commercial property offers a strong income stream with multiple tenants already in place. The main floor features approximately 1,500 sq ft and is currently leased to a grocery store, ensuring consistent foot traffic and visibility. The upper floor includes three separately leased office spaces, along with a spacious reception area, kitchen, and a bathroom, providing functionality and appeal for professional tenants. Prime location with great access and long-term leasing stability makes this an ideal addition to any investor's portfolio.

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