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19650 WALDEN BOULEVARD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta

Listing ID:
30877


MLS ID:
A2227900

\$955,500



 **GAYATRI SHARMA**
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 19650 Walden Boulevard SE, Calgary , Alberta T2X0M7

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning C-C1	Subdivision Walden	Building Type Commercial Mix
Year Built 2026	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2412397	Building Area (Sq. Ft.) 1365.00
Building Area (Sq. M.) 126.81	Inclusions N/A	Restrictions None Known
Reports None		

An exceptional Pre-Construction Sale Opportunity opportunity waits in the bustling, fast-growing community of WALDEN! This brand-new retail unit at 19650 Walden Blvd SE is strategically zoned CC1, offering tremendous flexibility for a variety of business ventures, with a special allowance for establishing a Veterinary Clinic and Optometrist Clinic in medical building. Approx 1365 sq ft of prime retail space. Perfect for a wide range of commercial uses, located in a High-traffic location in a vibrant commercial area. Densely populated community with growing demand for services with Approx. 273 surface parking stalls for convenient customer and staff parking. Excellent visibility along Walden Blvd SE With its versatile layout and prime location, this unit offers the ideal setting to launch or expand your Veterinary and Optometrist practice in a thriving, high-demand market. The development's ample parking and prime exposure make it the perfect space for both customers and business owners alike. Don't miss this rare opportunity to secure a location in one of Calgary's most dynamic communities.

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