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3170, 40 CHRISTIE PARK VIEW SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31996

MLS ID:
A2254784

\$55



 **JAISON THOMAS**
 (403) 389-7708

 **CIR Realty**
 403-247-7770

 3170, 40 Christie Park View SW, Calgary , Alberta T3H2V4

Transaction Type For Lease	Days On Market 84	Lease Amount 55.00
Lease Frequency Annually	Zoning CN-2	Subdivision Christie Park
Year Built 2022	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1116.00	Building Area (Sq. M.) 103.68
Inclusions refer to equipment list	Restrictions Call Lister	Reports None

Welcome to Christie Crossing! This completely built-out space is 1,116 square feet. Please refer to Supplements to see asset list. Completely built out in 2022, this former pizza space was converting over to a bakery but did not open. It is now ready for a new owner. Steps away from the Sirocco C train station along 17th Ave SW. Open up your new business here. Features a walk-in cooler, 10 foot kitchen canopy, bakery proofer, commercial grade dough mixer, stand up freezers, and more. Also has a built out washroom all in new condition. Net rent is \$55 PSF and Operating Costs are \$23 PSF. Water is included in the Operating Costs. Lease will be brand new and seeking a min of 5 years lease. Please note that there is potential for a second floor of 589 square feet. Refer to Supplements.

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