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## 123 ANY STREET NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34724


**MLS ID:**  
A2298580

**\$108,000**



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 123 Any Street NW, Calgary , Alberta T2E 8S7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> C-COR1 f6.0h38
<b>Subdivision</b> Crescent Heights	<b>Year Built</b> 1997	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9710708
<b>Building Area (Sq. Ft.)</b> 238.00	<b>Building Area (Sq. M.)</b> 22.11	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

This freshly renovated commercial unit presents a rare opportunity to secure a foothold in one of the region's most active cultural shopping destinations. Positioned within a vibrant mall anchored by authentic Asian cuisine and specialty grocery stores, the property benefits from an established ecosystem of local services and retail. The recent upgrades ensure a modern, professional environment that is ready for immediate occupancy, allowing a new owner or tenant to bypass the delays and costs typically associated with interior construction. The strategic location offers exceptional visibility and a steady stream of customer traffic throughout the week. Because the surrounding mall serves as a destination for both essential daily shopping and weekend leisure, the unit enjoys high-density foot traffic during peak lunch hours and throughout the weekend. This consistent activity provides a premier environment for retail ventures, professional offices, or service-oriented businesses looking to capitalize on a loyal and diverse demographic. Practicality meets potential with ample on-site parking and excellent accessibility for both clients and employees. Whether the objective is to expand a commercial portfolio with a stable, income-generating asset or to launch a new business in a turnkey space, this property offers a seamless transition. Its compact size and move-in-ready condition make it a versatile choice for entrepreneurs who require a professional presence within a high-growth area renowned for its unique atmosphere and commercial resilience.

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