



GRASSROOTS
REALTY GROUP

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

MLS # A2248728



\$175,000

Division: Christie Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Christie Crossing

Bus. Name: -

Size: 1,100 sq.ft.

Zoning: CN-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: refer to equipment list in supplements

Welcome to Christie Crossing! This 1100 square foot space is available for sale for only \$175,000. 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, canopy, and built out washroom all in new condition. Net rent is \$45 PSF and Operating Costs are \$25 PSF. Lease will be brand new.