



**GRASSROOTS**  
REALTY GROUP

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2145, 88 Shawnee Street SW  
Calgary, Alberta

MLS # A2249039



**\$4,300 per month**

Division: Shawnee Slopes

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,917 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

In the heart of Shawnee Slopes, this modern plaza offers high visibility, strong demographics, and unbeatable access. Just off Macleod Trail and minutes from Fish Creek&ndash;Lacombe CTrain station, your business will thrive in a location surrounded by multi-family communities, a busy seniors residence, and steady vehicle + foot traffic. Perfect for: ?? Shawarma Shop ?? Acupuncture ?? Pet Grooming ?? Optometry ?? Cake Shop / Bakery ?? Floral Shop ?? Take-Out Restaurant ?? Subway / Franchise Store ?? Dry Cleaning & Alterations ?? Respiratory Care (next to seniors facility) ?? Pub or Bar ?? Music / Dance Studio ?? Kumon / Learning Centre ?? Professional Office Ample on-site parking for staff and customers. Strong household incomes and steady residential growth make this an ideal spot to launch or expand your business. ?? Location Highlights: Excellent exposure from Macleod Trail Minutes to CTrain Surrounded by growing residential and commercial activity