



**330, 335 & 340, 10960 42 Street NE  
Calgary, Alberta**

**MLS # A2252763**

**\$2,599,000**



**Division:** Stoney 3

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,850 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**\$50K PRICE ADJUSTED !!!** A rare opportunity to acquire a fully built-out 3-unit I-C zoned commercial bay in a prime Northeast Calgary location for \$2.59 million. Professionally developed with over \$150,000 (approx) in improvements, this space is fully designed and outfitted for a grocery store, offering buyers a ready-made setup without the time, cost, or hassle of a full buildout. From shelving and refrigeration to flooring, lighting, and display fixtures, every detail has been completed, making it ideal for an operator looking to launch quickly. Located in a high-traffic area just minutes from Calgary International Airport and surrounded by active commercial and retail developments, the property offers strong exposure and easy accessibility. The flexible I-C zoning allows for a range of uses, but this space is especially suited for anyone looking to open a grocery or food-related business, pub and bar, gym. This is a turnkey opportunity in one of Calgary's most vibrant commercial corridors, without the capital investment typically required to get started (Depending on your business)