



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2254784**



**\$66 per sq.ft.**

**Division:** Christie Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Christie Crossing

**Bus. Name:** -

**Size:** 1,116 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

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 \$66 PSF and Operating Costs are \$25 PSF. Water is included in the Operating Costs. Lease will be brand new and seeking a min of 5 years lease.