

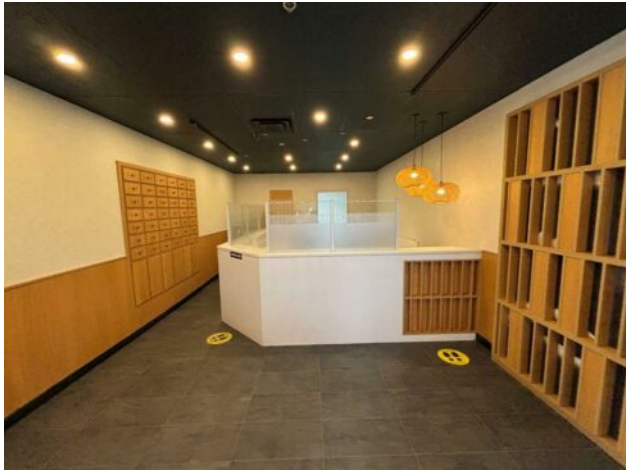


GRASSROOTS
REALTY GROUP

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18, 1015 Centre Street NW
Calgary, Alberta

MLS # A2255745



\$499,800

Division: Crescent Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 773 sq.ft.

Zoning: COMMERCIAL

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: counters

Location, location, location! This well-priced 773 sq. ft. retail unit offers unbeatable exposure on bustling Centre Street, with thousands of vehicles passing daily and a bus stop right outside your door—ensuring maximum visibility and easy customer access. The space is bright and inviting, thanks to its floor-to-ceiling glass frontage that allows for plenty of natural light. It features its own accessible washroom and is electrically and plumbed-ready—perfect for a bubble tea shop, quick-serve food concept, or any retail service. Ideal for professionals such as accountants, lawyers, or immigration consultants, the unit includes two assigned, heated underground parking stalls—a rare and valuable feature in this area. Recent building upgrades include a new roof and updated stucco envelope, with all special assessments fully paid by the current owner—saving you money and hassle. Why rent when you can own your space at such an affordable price? This is an excellent investment or owner-user opportunity in a high-traffic, high-demand location!