



**GRASSROOTS**  
REALTY GROUP

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123 Centre Street NW  
Calgary, Alberta

MLS # A2262646



**\$108,000**

Division: Crescent Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,551 sq.ft.

Zoning: C-COR1 f6.0h38

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Reception Desk, glass shelves., Reception desk, Drinking Water Dispenser, Magazine rack, chairs, stools, therapy beds

Discover a rare chance to own a compact commercial unit in a high-traffic shopping destination renowned for its vibrant cultural atmosphere. Located within a popular mall featuring authentic Asian cuisine, specialty grocery stores, and essential local services, this property offers exceptional visibility and steady customer flow year-round. Ideal for retail, professional office, or service-based businesses, the space provides a turnkey setup for entrepreneurs ready to open their own business or investors seeking stable rental income. Enjoy ample on-site parking and strong lunch-hour and weekend traffic that keeps the area consistently active. Whether you're expanding your portfolio or launching your next venture, this property presents the perfect blend of location, accessibility, and potential.