



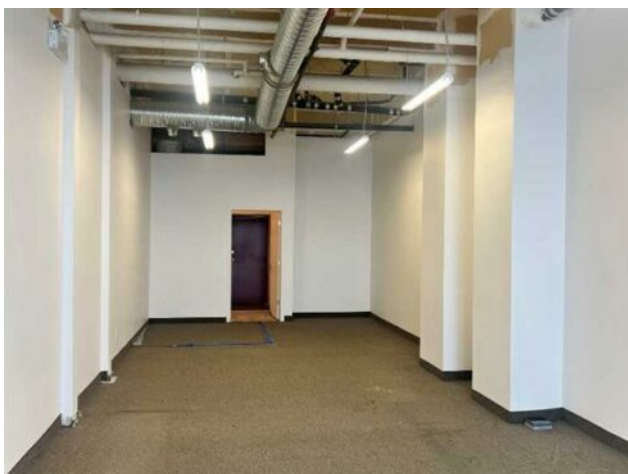
**GRASSROOTS**  
REALTY GROUP

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105, 1010 Railway Street  
Crossfield, Alberta

MLS # A2274049



**\$15 per sq.ft.**

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,480 sq.ft.

Zoning: CBD

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.03 Acre

Lot Feat: -

Don't miss this fantastic opportunity to lease this nearly 1,480 sq ft retail condo bay in a prime downtown Crossfield location—just 20 minutes from Calgary. This versatile property offers exceptional potential with two separate, fully finished spaces, each featuring its own 2-piece bathroom for added convenience. Both units provide a long, rectangular layout with bathrooms located at the rear, complete with drywall finishing and carpeted flooring. The complex is anchored by well-established businesses including a liquor store, Pharmacy, Dental, pet Store etc. Ensuring strong visibility and steady foot traffic. A great spot to set up your new or existing business.