



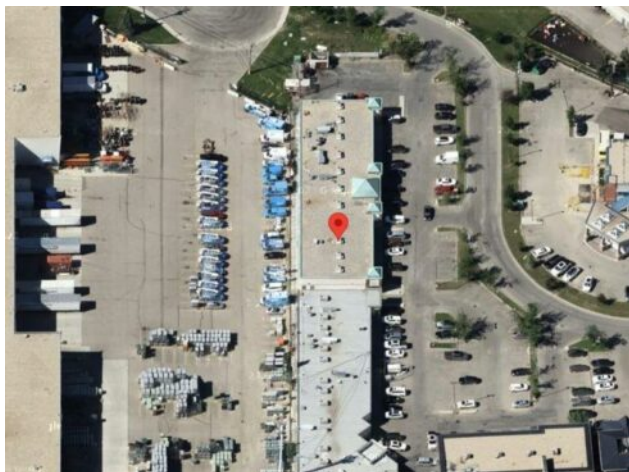
GRASSROOTS
REALTY GROUP

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**818, 5075 Falconridge Boulevard NE
Calgary, Alberta**

MLS # A2283869



\$520,000

Division: Westwinds

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,688 sq.ft.

Zoning: C-C2 f1.0h18

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Foreclosure Opportunity! Unit 818 is now available for sale. Buyer to verify all measurements; size is approximately 900 sq. ft. This well-located commercial unit is situated within a busy plaza offering direct access to McKnight Boulevard and just minutes from Stoney Trail, two major transportation corridors that provide excellent exposure and accessibility. The plaza is surrounded by established businesses, including a popular banquet hall, creating strong foot traffic and visibility for any operation. Ample on-site parking is available for customers and staff, adding to the convenience and appeal of the location. Zoning allows for a variety of business uses—an excellent opportunity to open or expand your own business. Don't miss this great opportunity!