



GRASSROOTS
REALTY GROUP

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334, 7171 80 Avenue NE
Calgary, Alberta

MLS # A2291562



\$22 per sq.ft.

Division: Taradale

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,462 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.27 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Position your business in the vibrant 80 Ave Plaza, a high-traffic hub anchored by Tim Hortons and Esso. This versatile third-floor space offers a unique opportunity for businesses that require a professional atmosphere and a strong community presence. **Fitness & Wellness:** A spectacular location for a Boutique Gym, Yoga Studio, Pilates, or Dance Classes. The third-floor layout provides the privacy and focused environment fitness clients love. **Medical & Health:** Ideal for Medical Clinics, Specialists, Labs, Radiology, or Vet Clinics. **Professional Services:** Perfect for Law Offices, Accounting, Real Estate, and Mortgage Professionals. **The Location Advantage:** Benefit from massive daily exposure, ample parking for members/patients, and easy accessibility in the heart of Taradale.