



**GRASSROOTS**  
REALTY GROUP

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1, 3505 32 Street NE  
Calgary, Alberta

MLS # A2293454



**\$2,700 per month**

Division: Horizon  
Type: Retail  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 1,017 sq.ft.  
Zoning: -

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

Prime 1,017 sq. ft. corner commercial unit located at 3505 32 Street NE. This bright space features large windows with abundant natural light and excellent corner exposure. Conveniently located just a few blocks from the CTrain station, and close to Costco and Peter Lougheed Hospital, offering great accessibility and nearby amenities. Suitable for retail, office, or a variety of commercial uses. Includes two dedicated parking stalls plus ample street parking for customers and staff. Great opportunity for businesses seeking a well-located and highly visible space.