



123 Any Street NW
Calgary, Alberta

MLS # A2298580



\$108,000

Division: Crescent Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 238 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: N/A

This freshly renovated commercial unit presents a rare opportunity to secure a foothold in one of the region's most active cultural shopping destinations. Positioned within a vibrant mall anchored by authentic Asian cuisine and specialty grocery stores, the property benefits from an established ecosystem of local services and retail. The recent upgrades ensure a modern, professional environment that is ready for immediate occupancy, allowing a new owner or tenant to bypass the delays and costs typically associated with interior construction. The strategic location offers exceptional visibility and a steady stream of customer traffic throughout the week. Because the surrounding mall serves as a destination for both essential daily shopping and weekend leisure, the unit enjoys high-density foot traffic during peak lunch hours and throughout the weekend. This consistent activity provides a premier environment for retail ventures, professional offices, or service-oriented businesses looking to capitalize on a loyal and diverse demographic. Practicality meets potential with ample on-site parking and excellent accessibility for both clients and employees. Whether the objective is to expand a commercial portfolio with a stable, income-generating asset or to launch a new business in a turnkey space, this property offers a seamless transition. Its compact size and move-in-ready condition make it a versatile choice for entrepreneurs who require a professional presence within a high-growth area renowned for its unique atmosphere and commercial resilience.