



GRASSROOTS
REALTY GROUP

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**5, 35 Saddlecrest Grove NE
Calgary, Alberta**

MLS # A2304449



\$874,200

Division: Saddle Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,410 sq.ft.

Zoning: C-N1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.31 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in a fully developed, high-traffic community, Coming to your Neighborhood Banwait Business Center, One of the Best Locations in the NE Calgary. Whether Buying for Investment or to Open Your Own Business, This is an Ideal Location in the Heart of already Developed Saddleridge. Multiple Bay sizes available ranging from 1270 sq. ft to 4500 sq. ft. Construction Completion estimated June 30, 2026. Spaces and Exclusivity Available for Pizza, Beauty Shop, Dollar Store, Convenience Store, Grocery Store, Fitness Center, Law Office, School/College, Accounting Office, Laser Esthetics, Donair Shop, Restaurant, Jewelry, Professional Service, Photographer, Music, Pet Store, Gift Shop, Ice Cream/Frozen Yogurt etc. Call for your Private Booking today, Bring your own Realtor. Great opportunity for Entrepreneurs and Investors. Best Retail Rate in the Area!!