

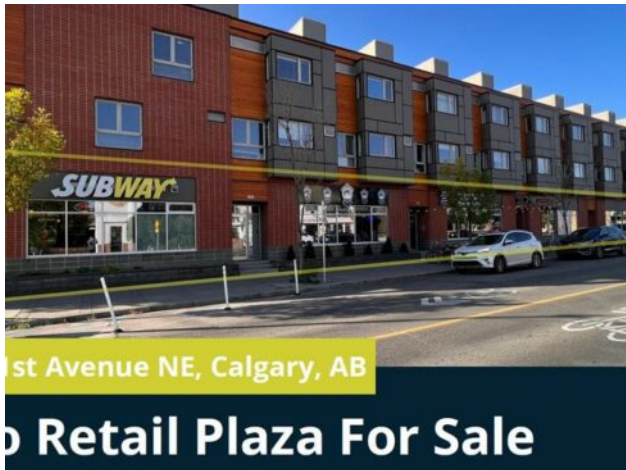


**GRASSROOTS**  
REALTY GROUP

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905-929 1 Avenue NE  
Calgary, Alberta

MLS # A2118584



**\$7,200,000**

Division: Bridgeland/Riverside

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,871 sq.ft.

Zoning: MU-2f3.0h16

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime retail shopping plaza for sale in the heart of Bridgeland. Sale includes eight fully demised commercial units all on one title which form part of a strata 3 storey mixed use condominium development (residential units are privately owned and not part of the sale). The property boasts a healthy mix of local and national tenants, offering a prospective purchaser the unique opportunity to own a "soon to be" fully leased community asset. This income producing property is impeccably maintained and shows very well. Assumable financing (3.60% with two years left on the term) is available for a qualified purchaser. There is a fully populated data room that can be accessed upon execution of a CA.