



GRASSROOTS
REALTY GROUP

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**2200, 40 Christie Park View SW
Calgary, Alberta**

MLS # A2141517



\$35 per sq.ft.

Division: Christie Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Christie Crossing

Bus. Name: -

Size: 1,434 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Basic Shell

High Visibility !!! High Traffic Count !!! Rare opportunity to operate a business in a brand new building surrounded by residential with exceptional demographics. Christie Crossing is a newly built commercial retail development situated on the corner of 17th Avenue SW and Christie Park Gate SW. With nearby access to Sarcee Trail SW and Sirocco C-Train Station, this pedestrian-friendly site offers high visibility and traffic counts. Current space is +/- 1434 sf on the 2nd floor. Building has elevator and stairs. Few uses are restricted as we cannot interfere with other reserved uses in complex. Ample shared parking space. It is a great office space with great exposure on the 17th Ave with spectacular view and patio. Floor: Second Floor Area: 1,434 sq ft Rent: Mid 30's Op Cost: \$13 Approx.