



**710 - #746, 5075 Falconridge Boulevard NE  
Calgary, Alberta**

**MLS # A2142407**



**\$6,800,000**

**Division:** Falconridge

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,600 sq.ft.

**Zoning:** C-C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Units are #710, 714, 718, 722, 726, 730, 734, 738, 742, 746.

Introducing an exceptional investment opportunity in the realm of commercial real estate. This retail space of approx 10,600 sqft +/- nestled within a renowned plaza, presents a compelling prospect for investors. Units, all leased with some renovated spaces peak volumes of its enduring appeal, promising not just steady income but sustained growth for those astute enough to recognize its potential. The plaza boasts direct access to McKnight Boulevard and is conveniently situated just minutes away from Stoney Trail, two major transportation arteries. Surrounded by an array of established businesses such as the vibrant banquet hall, its location ensures high visibility and accessibility for potential customers. Ample parking provisions cater to the needs of visitors enhancing the overall convenience and appeal of the property. This property promises not only immediate returns but also long term appreciation. Don't miss this exceptional opportunity.