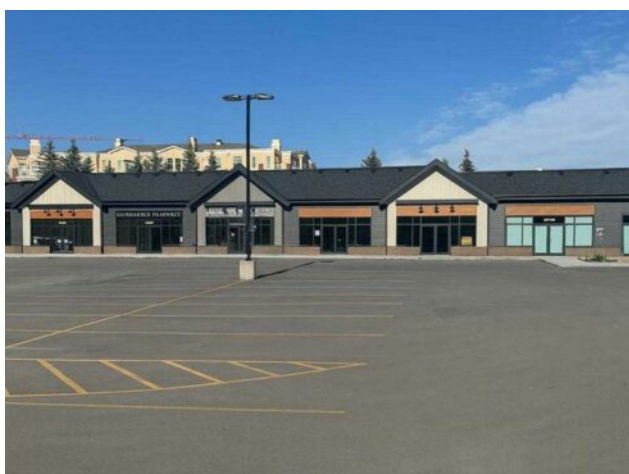


2145, 88 Shawnee Street SW  
Calgary, Alberta

MLS # A2249039



## \$4,300 per month

**Division:** Shawnee Slopes

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in the heart of Shawnee Slopes, this modern retail plaza combines high visibility, strong demographics, and easy accessibility. Just off Macleod Trail and minutes from the Fish Creek&ndash;Lacombe CTrain station, the site is surrounded by established multi-family communities, a busy seniors residence, and consistent vehicle and foot traffic. Perfect opportunity for: Shawarma or quick-service restaurant Acupuncture or wellness clinic Pet grooming or boutique Optometry or vision care Cake shop or bakery caf&eacute; Floral and gift shop Take-out or specialty food concept Franchise brand such as Subway Dry cleaning and alterations Respiratory care or medical service (next to seniors facility) Pub, lounge, or bar Music or dance studio Tutoring or learning centre Professional office or studio The plaza offers ample on-site parking for both staff and visitors, strong household incomes in the surrounding area, and steady residential growth &mdash; making it the ideal place to grow or launch your business in a thriving community.