

3170, 40 Christie Park View SW
Calgary, Alberta

MLS # A2254784



\$55 per sq.ft.

Division: Christie Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Christie Crossing

Bus. Name: -

Size: 1,116 sq.ft.

Zoning: CN-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: refer to equipment list

Welcome to Christie Crossing! This completely built-out space is 1,116 square feet. Please refer to Supplements to see asset list. Completely built out in 2022, this former pizza space was converting over to a bakery but did not open. It is now ready for a new owner. Steps away from the Sirocco C train station along 17th Ave SW. Open up your new business here. Features a walk-in cooler, 10 foot kitchen canopy, bakery proofer, commercial grade dough mixer, stand up freezers, and more. Also has a built out washroom all in new condition. Net rent is \$55 PSF and Operating Costs are \$23 PSF. Water is included in the Operating Costs. Lease will be brand new and seeking a min of 5 years lease. Please note that there is potential for a second floor of 589 square feet. Refer to Supplements.