

MLS # A2256251

Calgary, Alberta

**\$7,000,000**



|             |               |
|-------------|---------------|
| Division:   | Calgary       |
| Type:       | Mixed Use     |
| Bus. Type:  | -             |
| Sale/Lease: | For Sale      |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 16,508 sq.ft. |
| Zoning:     | I-C           |

|             |     |                |   |
|-------------|-----|----------------|---|
| Heating:    | -   | Addl. Cost:    | - |
| Floors:     | -   | Based on Year: | - |
| Roof:       | -   | Utilities:     | - |
| Exterior:   | -   | Parking:       | - |
| Water:      | -   | Lot Size:      | - |
| Sewer:      | -   | Lot Feat:      | - |
| Inclusions: | N/A |                |   |

This brand-new, purpose-built shopping centre offers over 16,500 sq. ft. across three levels and is projected to deliver an impressive 6.5% cap rate. Strategically positioned in a high-traffic, high-visibility location, this property blends premium retail, office, and service spaces designed to accommodate a diverse range of uses. The best part? The centre will be 100% leased prior to closing, ensuring a strong and diversified tenant mix and providing immediate, stable cash flow from Day 1. This is a rare opportunity to acquire a pristine, fully-occupied, income-producing asset in one of Calgary's most sought-after areas — a true turnkey investment offering long-term stability and growth potential.