

**#260, 11808 24 Street SW  
Calgary, Alberta**

**MLS # A2283190**

**\$1,152,800**

**Division:** Woodbine

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,760 sq.ft.

**Zoning:** C-N2



**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Fantastic opportunity to own or lease a 1760 sq. ft. commercial space in the brand-new Woodlands Plaza, ideally located in the vibrant Woodbine community. Excellent visibility and exposure to 24 Street SW Ideal for Physiotherapy , Massage & Chiropractor, Optometrist, Veterinary Clinic, Smoke Shop, or other small retail/medical businesses. Ample on-site parking for customers and staff. Located in a new, modern plaza with strong surrounding residential and commercial traffic. Seller open to Sale or Lease options. This is a fantastic space for a business looking to establish itself in a growing, high-traffic area.