



**330, 335 & 340, 10960 42 Street NE
Calgary, Alberta**

MLS # A2252763

\$2,599,000



Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,850 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

\$50K PRICE ADJUSTED !!! A rare opportunity to acquire a fully built-out 3-unit I-C zoned commercial bay in a prime Northeast Calgary location for \$2.59 million. Professionally developed with over \$150,000 (approx) in improvements, this space is fully designed and outfitted for a grocery store, offering buyers a ready-made setup without the time, cost, or hassle of a full buildout. From shelving and refrigeration to flooring, lighting, and display fixtures, every detail has been completed, making it ideal for an operator looking to launch quickly. Located in a high-traffic area just minutes from Calgary International Airport and surrounded by active commercial and retail developments, the property offers strong exposure and easy accessibility. The flexible I-C zoning allows for a range of uses, but this space is especially suited for anyone looking to open a grocery or food-related business, pub and bar, gym. This is a turnkey opportunity in one of Calgary's most vibrant commercial corridors, without the capital investment typically required to get started (Depending on your business)