



GRASSROOTS
REALTY GROUP

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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.