

587-777-7276

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19650 Walden Boulevard SE Calgary, Alberta

MLS # A2258946



Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

N/A

\$7,140,000

Walden

Retail

Child Care

Division:

Bus. Type:

Type:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 10,200 sq.ft.

Zoning: C-C1

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size:
Lot Feat: -

Exceptional Pre-Construction Sale Opportunity waits – DAYCARE Prime Commercial location in Walden Blvd SE, Seize this rare opportunity to own premium commercial space in a brand-new retail plaza, ideally located in the heart of Walden, one of Calgary's fastest-growing communities. Location: Second floor, high-visibility units on bustling Walden Blvd Price: Only \$700 per sq ft – an unbeatable value for this prime location approved for rooftop playground approx 4400 sq feet perfect for childcare/daycare use, status Pre-construction Strategic Location Features: High exposure with excellent foot traffic and visibility Surrounded by residential neighborhoods, schools, and amenities easily accessible with ample parking Ideal for a Variety of Businesses, including: Daycare Centre (City-approved rooftop playground!), Barber Shop / Hair Salon Restaurant / Pizza Store / Vape Shop / Veterinary / Optometrist / Grocery Store and many more. This opportunity is perfect for those looking to establish a business in a growing community.