



**GRASSROOTS**  
REALTY GROUP

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63 Savanna Boulevard NE  
Calgary, Alberta

MLS # A2303375



**\$849,000**

**Division:** Saddle Ridge  
**Type:** Retail  
**Bus. Type:** Food & Beverage  
**Sale/Lease:** For Sale  
**Bldg. Name:** Savanna Market  
**Bus. Name:** -  
**Size:** 1,505 sq.ft.  
**Zoning:** C-N1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** as per the Lease

Turnkey triple net retail investment opportunity in the rapidly growing community of Savanna NE Calgary. Located at 63 Savanna Blvd NE, this retail condo is fully leased to Cafe Karak, an established cafe concept known for its specialty Karak chai, coffee beverages, and strong community presence. This asset is ideal for first-time commercial investors or buyers seeking stable, passive income with minimal management responsibilities. The property operates under a Triple Net (NNN) lease, meaning the tenant is responsible for property taxes, insurance, and operating costs, providing ownership with predictable income and reduced overhead. Strategically positioned within Savanna's commercial core, the property benefits from strong residential density, consistent neighborhood traffic, and continued population growth in one of Northeast Calgary's fastest expanding communities. This is a rare opportunity to acquire a well-positioned retail asset under \$1M with long-term upside in a high-growth market.