



**115, 70 Saddlepeace Manor NE
Calgary, Alberta**

MLS # A2313112



\$39 per sq.ft.

Division: Saddle Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,128 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in the heart of the rapidly growing Saddlepeace community in NE Calgary, this brand new 1,127.5 SQFT commercial retail shell unit presents an outstanding opportunity for retail and service-based businesses looking to establish themselves in a high-exposure, high-traffic location. Featuring a clean rectangular layout that maximizes efficiency and usability, the space is ideal for a wide range of retail concepts, professional services, cafes, boutique businesses, and more. Positioned within a modern mixed use development with 46 fully leased residential apartments above, this location offers built in daily foot traffic and a strong surrounding customer base from day one. The building is nearing completion with residential tenants already fully moved in and multiple businesses on the main floor now open and operating, creating immediate activity and momentum within the development. The property also benefits from excellent visibility and accessibility just off 84 Avenue and Metis Trail, with quick connections to Stoney Trail, Deerfoot Trail, and Airport Trail, making it convenient for both customers and staff from all parts of the city. Directly across the street sits a major high school with over 1,500 students, which is currently undergoing expansion to accommodate even more future growth in the area. This creates a unique opportunity for businesses to capitalize on steady daytime traffic and continued long-term community expansion. With ample front parking, strong surrounding demographics, and a rapidly developing neighbourhood, this is a rare chance to secure premium retail space in one of NE Calgary's fastest growing corridors.