

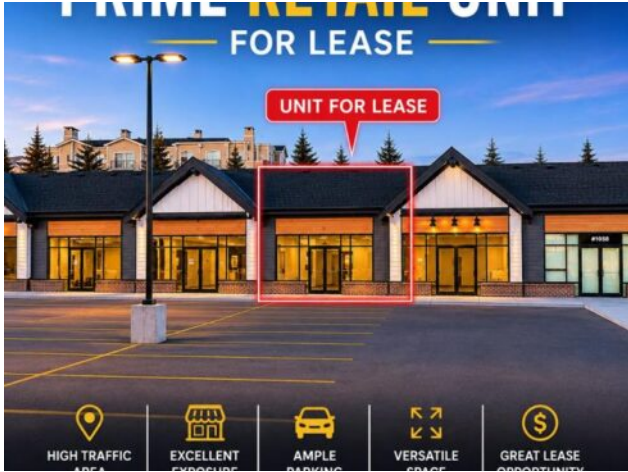


GRASSROOTS
REALTY GROUP

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2150, 88 Shawnee Street SW
Calgary, Alberta

MLS # A2315974



\$6,200 per month

Division: Shawnee Slopes

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: DC

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 Shawnee Slopes, this is the last available unit in a modern retail plaza just off Macleod Trail and minutes from the Fish Creek–Lacombe CTrain Station. Surrounded by established residential communities, multi-family developments and a newly opened seniors residence, the area continues to experience strong growth and increasing traffic. Ideal for restaurant, café, bakery, pet services, optometry, medical, tutoring, professional office, retail or service-based businesses. Ample on-site parking, excellent visibility and strong demographics make this a rare opportunity to establish your business in one of Southwest Calgary's fastest-growing commercial locations. Advertisd rent is the total rent including op cost.