



**B3A, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2323013



\$617,400

Division: Homestead

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 980 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Cannabis Store - Main Level Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering a rare opportunity to establish a cannabis retail store in a rapidly expanding residential community. This unit is specifically well-suited and positioned for cannabis retail use, subject to all required approvals and licensing. The space is delivered in blank shell condition, providing a flexible layout for full tenant customization to accommodate a modern dispensary design, secure retail flow, and compliant operational requirements. Ideal for operators seeking a high-visibility, purpose-ready location in an emerging market. Excellent frontage along the main commercial corridor provides strong exposure and signage opportunity, capturing consistent vehicle and pedestrian traffic within the growing neighbourhood. As the first commercial node of its kind in the area, this site offers early-mover advantage for cannabis operators entering a high-growth residential market. Ample on-site parking ensures convenient customer access and supports steady traffic flow throughout the day. The surrounding community continues to develop rapidly, driving increasing demand for regulated retail services such as cannabis. A standout opportunity for a licensed cannabis retailer to secure a premium position in a newly established commercial hub with strong visibility, accessibility, and long-term growth potential. Square Footage is flexible based on availability, if your clients are interested in a unit smaller/large than listed.