



GRASSROOTS
REALTY GROUP

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**B3B, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2323016



\$630,000

Division: Homestead

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 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

* Vape Store* Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering a prime opportunity to establish a vape retail shop in a rapidly expanding residential community. This unit is ideally suited for vape retail operations, subject to all required municipal approvals and applicable regulations. Approximately 1,000 sq ft of open shell space provides a flexible layout for full interior build-out, allowing for efficient retail design, product display optimization, and secure back-of-house storage. The space is well-suited for a modern vape retail concept seeking a clean, customizable footprint in a high-growth market. Excellent frontage along the main commercial corridor delivers strong visibility and signage exposure, capturing steady vehicle and pedestrian traffic from the surrounding residential development. As part of the first commercial node of its kind in the area, this location offers early entry into an emerging and expanding customer base. Ample on-site parking ensures convenient access for customers and supports consistent day-to-day traffic. The surrounding neighbourhood continues to experience rapid growth, increasing demand for specialty retail services such as vape products. A strong opportunity for operators seeking a well-positioned, high-visibility location in a newly established commercial hub with long-term growth potential. Square Footage is flexible based on availability, if your clients are interested in a unit smaller/large than listed.