



**GRASSROOTS**

REALTY GROUP

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**B3C, 64 Homestead Gate NE  
Calgary, Alberta**

**MLS # A2323019**



**\$756,000**

<b>Division:</b>	Homestead
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,200 sq.ft.
<b>Zoning:</b>	C-C1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

**\*Vet Clinic - Main Level\*** Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering an excellent opportunity to establish a veterinary clinic or pet care facility in a rapidly expanding residential community. This unit is ideally suited for pet-related medical or service use, subject to all required municipal approvals and licensing. The space is delivered in blank shell condition, providing approximately 1,000 sq ft of open layout (if applicable) and full flexibility for a custom occupant build-out. Ideal for designing a functional veterinary clinic, grooming space, or pet care facility with efficient workflow, reception, treatment areas, and supporting back-of-house requirements. Excellent frontage along the main commercial corridor ensures strong visibility and signage exposure, capturing consistent traffic from the surrounding and continuously growing residential neighbourhood. As part of the first commercial development of its kind in the area, this location offers early positioning within a high-demand service corridor. Ample on-site parking provides convenient access for pet owners, supporting easy drop-offs, appointments, and daily operations. The surrounding community growth continues to drive demand for essential services such as veterinary care and pet wellness. 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.