



GRASSROOTS
REALTY GROUP

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**3941 University Avenue NW
Calgary, Alberta**

MLS # A2324792



\$98,900

Division: University District

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See equipment list

Back on the market. This is one of the best locations for a refreshing business. High exposure & busy foot traffic. Customers can have 3 hours of free parking in the heated underground parkade all year round when shopping in the complex (All You just have to do is register your license plate with the stores), plus street parking. This business is neighbouring to modern/newer build residential condominiums, and a parade of restaurants, lounges, dessert places, major grocery shopping and a community recreation park.