



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

217, 5401 Temple Drive NE
Calgary, Alberta

MLS # A2325657



\$15,000 per month

Division: Temple

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,108 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to acquire a fully built-out commercial space in a well-established NE Calgary location. This turnkey asset sale features a professionally improved studio that is ideally suited for a mixed martial arts academy, boxing gym, fitness studio, personal training facility, dance studio, yoga or Pilates studio, educational or tutoring centre, wellness practice, or a variety of other permitted commercial uses. The space has been thoughtfully designed with quality leasehold improvements, allowing a new owner to begin operations with minimal setup costs and downtime. Whether you're expanding an existing business or launching a new venture, this is an exceptional opportunity to step into a functional, move-in-ready space. The sale includes all equipment, fixtures, and leasehold improvements. Lease details, operating costs, and additional information are available upon request.