



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**B3D, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2325935



\$1,654,380

Division: Homestead

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,626 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

Restaurant - Main Level with Concrete Patio Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering an exceptional opportunity to establish a full-service restaurant or food & beverage concept in a rapidly expanding residential community. This unit is ideally suited for restaurant use, subject to all required municipal approvals and applicable health and occupancy regulations. Approximately 2,600 sq ft on the main level provides a spacious, open layout designed to accommodate a full commercial kitchen, dining room, service counter, and back-of-house operations. The shell condition allows complete flexibility for build-out, enabling operators to design a custom dining experience and efficient kitchen workflow tailored to their concept. A dedicated patio adds valuable additional seating capacity, enhancing guest experience and providing seasonal indoor-outdoor dining potential. This feature significantly increases overall serviceability and appeal for modern restaurant operators. 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 and under-served dining market. Ample on-site parking supports convenient customer access, takeout flow, and dine-in traffic, contributing to smooth daily operations. The surrounding community is experiencing rapid residential growth, driving strong demand for new dining and hospitality options. A standout opportunity for operators seeking a high-visibility, high-exposure restaurant location in a newly established commercial hub with long-term growth potential.