



GRASSROOTS
REALTY GROUP

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**B3UB, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2325940



\$450,000

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

Lawyer's Office -Upper Level Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering an excellent opportunity to establish a law office or legal services practice (lawyer, paralegal, notary, or legal consulting) in a rapidly expanding residential community. This unit is ideally suited for professional legal office use, subject to all required municipal approvals. The space is delivered in blank shell condition, providing a flexible open layout of approximately 1,000 sq ft (if applicable) designed for full interior customization. Ideal for configuring private offices, client meeting rooms, reception area, and secure file/storage space to support professional legal operations. 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 node of its kind in the area, this location offers early positioning within a growing demand base for accessible legal services. Ample on-site parking provides convenient access for clients, supporting appointment-based visits and day-to-day professional operations. The surrounding community continues to grow rapidly, increasing demand for local legal services including family, real estate, and small business law. A strong opportunity for legal professionals seeking a well-positioned, high-visibility office 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.