



**B3UC, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2325941



\$495,000

Division: Homestead

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,100 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

Massage Clinic - Upper Level Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering an excellent opportunity to establish a massage therapy or wellness clinic (RMT, spa services, bodywork, or holistic wellness practice) in a rapidly expanding residential community. This unit is ideally suited for wellness and therapeutic service 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 occupant customization. Ideal for creating treatment rooms, reception area, waiting space, and a calming client-focused environment tailored to wellness and therapeutic services. Excellent frontage along the main commercial corridor provides strong visibility and signage exposure, capturing steady 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 entry into a market with strong demand for personal wellness and healthcare-adjacent services. Ample on-site parking ensures easy client access and supports appointment-based traffic throughout the day. The surrounding residential growth continues to drive demand for wellness, recovery, and therapeutic services within the community. A strong opportunity for wellness professionals 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.