



GRASSROOTS

REALTY GROUP

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**B6B, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2326805



\$756,000

Division: Homestead

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 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

****Optometry / Eye Clinic - Main Level*** Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering an exceptional opportunity to establish an ****optometry clinic or eye care practice**** in a rapidly expanding residential community. Available ****FOR SALE OR FOR LEASE****, this approximately 1,200 sq ft main floor unit is ideally suited for optometrists and vision care professionals, subject to all required municipal approvals. Delivered in shell condition, the space offers complete flexibility to design a modern clinic with reception, retail eyewear display, examination rooms, pre-testing areas, offices, and support space tailored to your practice. The efficient main level layout provides excellent accessibility for patients and staff alike. Strategically located ****beside the grocery store****, this unit benefits from strong daily foot traffic and exceptional exposure within the commercial centre. Excellent frontage along the main commercial corridor provides outstanding signage opportunities, maximizing visibility to both vehicle and pedestrian traffic. As part of the first commercial development of its kind in Homestead, this location offers early positioning within one of Calgary's fastest-growing residential communities. Ample on-site parking ensures convenient access for patients, families, and staff, supporting a seamless client experience. With the surrounding neighbourhood continuing to expand, demand for essential healthcare services, including vision care, is expected to grow alongside the community. An outstanding opportunity to purchase or lease a premium commercial space in a high-growth location, offering exceptional visibility, accessibility, and long-term potential for an optometry practice.