



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**#260, 11808 24 Street SW
Calgary, Alberta**

MLS # A2331098



\$1,156,075

Division: Woodbine

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,760 sq.ft.

Zoning: C-N2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Fantastic opportunity to own or lease a 1760 sq. ft. commercial space in the brand-new Woodlands Plaza, ideally located in the vibrant Woodbine community. Excellent visibility and exposure to 24 Street SW Ideal for Physiotherapy , Massage & Chiropractor, Optometrist, Veterinary Clinic, Smoke Shop, or other small retail businesses. Ample on-site parking for customers and staff. Located in a new, modern plaza with strong surrounding residential and commercial traffic. Seller open to Sale or Lease options. This is a fantastic space for a business looking to establish itself in a growing, high-traffic area.