



GRASSROOTS
REALTY GROUP

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6280, 5850 88th Avenue NE
Calgary, Alberta

MLS # A2334223



\$475,000

Division: Saddle Ridge

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,080 sq.ft.

Zoning: C-COR2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This exceptional 84,525 sq. ft. strata-titled retail center is strategically located in the heart of the vibrant and multicultural community of Savanna in Northeast Calgary. Positioned adjacent to the future Savanna LRT Station and offering convenient access to major transportation corridors including Metis Trail, 96 Avenue NE, and Stoney Trail, the property enjoys excellent visibility and accessibility. The center features 385 surface parking stalls, providing an outstanding parking ratio of 4.2 stalls per 1,000 sq. ft., and is zoned C-COR2 Commercial, allowing for a broad range of retail, office, medical, and personal service uses. The second-floor unit offers approximately 858 sq. ft. of usable interior retail space, with an additional 222 sq. ft. allocated to the common washroom and hallway area, for a total strata area of 1,080 sq. ft. This beautiful office unit has 4 rooms and a kitchen living area and is filled with tons of light and good exposure. The development is anchored by a strong and diverse mix of established businesses, including Super Save Cash & Carry Grocery Store, Overseas Fashion Clothing Store, a Liquor Store, Alberta Registry Office, Driving School, four East Indian restaurants, Meat Shop, Convenience Store, Bakery, Pizza Restaurant, Beauty Salon & Spa, Daycare, Dental Clinic, Medical Clinic, Pharmacy, Optical Shop, Diagnostic Laboratory, Massage & Wellness Clinic, Psychology Clinic, Real Estate Office, Servus Credit Union, Immigration Consultants, and Accounting Firms. Serving one of Calgary's fastest-growing communities, this one-of-a-kind retail destination offers an outstanding opportunity for investors, retailers, medical professionals, and service providers, with significant potential for additional retail, office, and personal service businesses.

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