



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1330 Northmount Drive NW
Calgary, Alberta

MLS # A2338445



\$2,900,000

Division: Brentwood

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,474 sq.ft.

Zoning: C-N2

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Brentwood Shopping Centre is a neighborhood retail investment and redevelopment opportunity located at the prominent signalized intersection of Northmount Drive NW and Brisebois Drive NW in Calgary's established Brentwood community. The property consists of approximately 5,474 square feet of net rentable area situated on a 12,280-square-foot site and is currently occupied by seven tenants, providing diversified income from a mix of established local businesses. Positioned within a mature northwest Calgary trade area, the center benefits from strong visibility, convenient access, and exposure to daily traffic generated by surrounding residential neighborhoods. The property's corner location, multiple access points, and on-site parking support tenant operations and customer convenience. The existing C-N2 zoning permits a range of neighborhood-oriented commercial uses, including healthcare services, financial institutions, convenience retail, restaurants, and veterinary clinics. Combined with stable in-place income and redevelopment potential, the asset offers investors an opportunity to acquire a well-located neighborhood retail center in an established, high-income market.