



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3554 Garrison Gate SW
Calgary, Alberta

MLS # A2339004



\$250,000

Division:	Garrison Woods
Type:	Retail
Bus. Type:	Bed & Breakfast, Fast Food, Food & Beverage , Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,377 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	An asset list will be provided.		

Position your business for long-term success at 3555 Garrison Gate SW, situated within the prestigious Gateway at Garrison Woods in Calgary's highly coveted Marda Loop trade area. This high-exposure commercial space benefits from exceptional year-round foot traffic and effortless accessibility via 33rd Avenue SW and Crowchild Trail. Serving an affluent urban demographic with average household incomes exceeding \$180,000 within a 1km radius, your brand will immediately draw from a high-spending customer base. The site is anchored by high-volume neighboring tenants—including Safeway, Starbucks, TD Bank, and Pacific Poke—alongside beloved local destinations like Springbank Cheese and Annabelle's Kitchen. Complete with flexible layout options, strong storefront visibility, and abundant customer parking, this location provides the built-in synergy, prestige, and traffic required to elevate any premium retail, boutique service, or specialty food concept. Contact us today to schedule a private walkthrough and claim your spot in one of Calgary's top-performing retail hubs.