



**GRASSROOTS**  
REALTY GROUP

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**Opa Universtiy  
Calgary, Alberta**

**MLS # A2199476**



**\$480,000**

**Division:** University of Calgary

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,614 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare chance to own a fully built-out 620 sqft retail unit at the high-traffic intersection of Centre Street and 16 Avenue NW. Ideal for light food, dessert, or takeout uses (subject to landlord approval). High visibility with approx. 48,000 vehicles/day, shared plaza parking, and excellent transit access. Includes \$34,000+ of commercial equipment such as POS, ice maker, fridge, sealing machine, tea dispensers, and cooktops. Long-term lease in place until Aug 2029 with renewal option. Seller is open to offering buyer financing to qualified purchasers. Book your private showing today. Please do not approach staff or discuss the sale onsite. NDA required for full details.