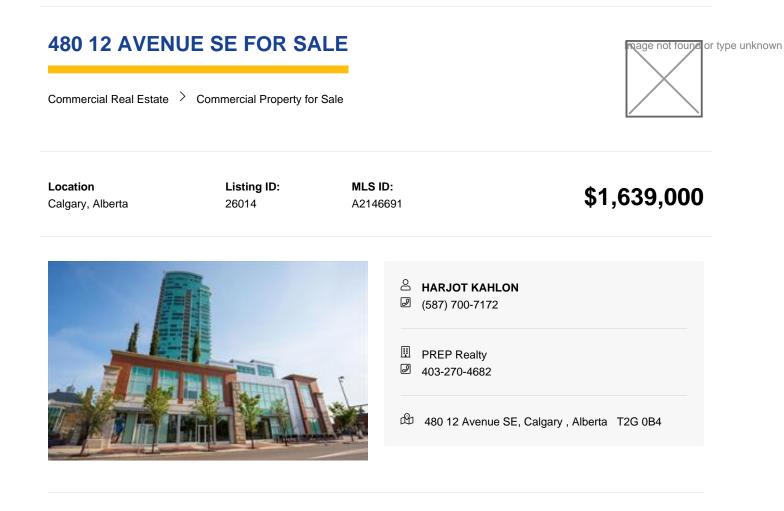


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Transaction Type	Days On Market
For Sale	55
Subdivision	Year Built
Beltline	2007
Property Type	Property Sub Type
Commercial	Retail
Building Area (Sq. Ft.)	Building Area (Sq. M.)
2189.00	203.36

Condo/Strata Approval

Restrictions

Reports None Zoning DC (pre 1P2007)

Structure Type Mixed Use

Legal Plan 1014767

Inclusions N/A

We are delighted to present an exclusive opportunity to acquire a premier commercial asset strategically located across from Calgary's New Event Centre, Cowboys Casino, BMO Centre, the Green Line LRT, and the Calgary Stampede, in the vibrant Victoria Park district. The units are situated on the main floor of the retail podium in Arriva, an esteemed mixed-use development that includes retail and office spaces, alongside a 36-storey residential tower with 164 high-rise condominium units. The commercial space comprises two separate units, currently tenanted by a successful liquor store and a convenience store with long-term leases in place, ensuring a stable income stream for prospective investors with positive cash flow. Additionally, there is an opportunity to own a liquor store with the property. Please contact us for further details. Seize this unparalleled investment opportunity in one of Calgary's most sought-after locations. To arrange a viewing, please contact us at your earliest convenience.

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