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## 3170, 40 CHRISTIE PARK VIEW SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
31715


**MLS ID:**  
A2248728

**\$175,000**



 **JAISON THOMAS**  
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 **CIR Realty**  
 403-247-7770

 3170, 40 Christie Park View SW, Calgary , Alberta T3H2V4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 13	<b>Lease Amount</b> 45.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> CN-2	<b>Subdivision</b> Christie Park
<b>Year Built</b> 2022	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1100.00	<b>Building Area (Sq. M.)</b> 102.19
<b>Inclusions</b> refer to equipment list in supplements	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

Welcome to Christie Crossing! This is a Business Asset ONLY sale. The unit is also for sale with MLS#A2250774. Please refer to Supplements to see asset list. Completely built out in 2022, this former pizza space was converting over to a bakery but did not open. It is now ready for a new owner. Steps away from the Sirocco C train station along 17th Ave SW. Open up your new business here. Features a walk-in cooler, 10 foot kitchen canopy, bakery proofer, commercial grade dough mixer, stand up freezers, and more. Also has a built out washroom all in new condition. Net rent is \$45 PSF and Operating Costs are \$25 PSF. Water is included in the Operating Costs. Lease will be brand new and seeking a min of 3 years lease..

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