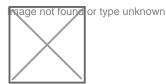


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3170, 40 CHRISTIE PARK VIEW SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31996

MLS ID: A2254784

\$66



△ JAISON THOMAS

**403)** 389-7708

□ CIR Realty

**403-247-7770** 

坳

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

Transaction Type Days On Market Lease Amount

For Lease 56 66.00

Lease FrequencyZoningSubdivisionAnnuallyCN-2Christie Park

Year BuiltStructure TypeProperty Type2022Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 1116.00 103.68

InclusionsRestrictionsReportsrefer to equipment listCall ListerNone

Welcome to Christie Crossing! This completely built-out space is 1,116 square feet. 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 \$66 PSF and Operating Costs are \$25 PSF. Water is included in the Operating Costs. Lease will be brand new and seeking a min of 5 years lease. Please note that there is potential for a second floor of 589 square feet. Refer to Supplements.

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