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## 5, 35 SADDLECREST GROVE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34977


**MLS ID:**  
A2304449

**\$874,200**



 **AMAN VIRK**  
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 Century 21 Bravo Realty  
 403-250-2882

 5, 35 Saddlecrest Grove NE, Calgary , Alberta T3J 4B4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 7	<b>Zoning</b> C-N1
<b>Subdivision</b> Saddle Ridge	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2022
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 2110138	<b>Building Area (Sq. Ft.)</b> 1410.00	<b>Building Area (Sq. M.)</b> 130.99
<b>Lot Size (Sq. Ft.)</b> 57156	<b>Lot Size (Acres)</b> 1.31	<b>Inclusions</b> N/A
<b>Restrictions</b> Board Approval,Non-Smoking Building	<b>Reports</b> Call Lister	

Located in a fully developed, high-traffic community, Coming to your Neighborhood Banwait Business Center, One of the Best Locations in the NE Calgary. Whether Buying for Investment or to Open Your Own Business, This is an Ideal Location in the Heart of already Developed Saddleridge. Multiple Bay sizes available ranging from 1270 sq. ft to 4500 sq. ft. Construction Completion estimated June 30, 2026. Spaces and Exclusivity Available for Pizza, Beauty Shop, Dollar Store, Convenience Store, Grocery Store, Fitness Center, Law Office, School/College, Accounting Office, Laser Esthetics, Donair Shop, Restaurant, Jewelry, Professional Service, Photographer, Music , Pet Store, Gift Shop, Ice Cream/Frozen Yogurt etc. Call for your Private Booking today, Bring your own Realtor. Great opportunity for Entrepreneurs and Investors. Best Retail Rate in the Area!!

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