

780-228-2224 donna@donnawilson.ca

MLS # A2256251

## Calgary, Alberta



\$7,000,000

Division: Calgary Mixed Use Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -**Bus. Name:** Size: 16,508 sq.ft. Zoning: I-C Addl. Cost: **Based on Year: Utilities:** 

**Heating:** Floors: Roof: **Exterior:** Parking: Water: Lot Size: Sewer: Lot Feat:

Inclusions: N/A

This brand-new, purpose-built shopping centre offers over 16,500 sq. ft. across three levels and is projected to deliver an impressive 6.5% cap rate. Strategically positioned in a high-traffic, high-visibility location, this property blends premium retail, office, and service spaces designed to accommodate a diverse range of uses. The best part? The centre will be 100% leased prior to closing, ensuring a strong and diversified tenant mix and providing immediate, stable cash flow from Day 1. This is a rare opportunity to acquire a pristine, fully-occupied, income-producing asset in one of Calgary's most sought-after areas — a true turnkey investment offering long-term stability and growth potential.