

# \$7,000,000 - N/A, Calgary

MLS® #A2256251

**\$7,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

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.

Built in 2023

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2256251    |
| Price      | \$7,000,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2023        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information



|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 23                   |
| Zoning         | I-C                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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