



**3170, 40 Christie Park View SW, Calgary, Alberta - \$175,000**



## Property Description

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..

## REALTOR Referral



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*Courtesy Of: CIR Realty*