

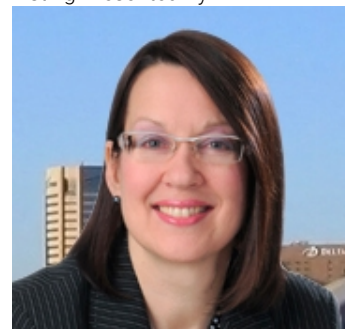


2911 Richmond Road Calgary Alberta

\$35

Excellent opportunity in this quaint but incredibly busy retail center just off Crowchild Trail & Richmond Road with over 150,000 VPD. This beautifully appointed space allows for many uses but ideally a small pharmacy, specialty food vendor, women or men's fashion, possibly a coffee shop. There is even an option to take over the existing business as a bulk organic supplier and recycle company. The pictures give you a better idea of the existing use and what is possible for the unit. There is a shared component to the lease in that the skin therapist will be staying in the rear of the building with only common access to the washroom and rear exit only. This Lease is a gross lease so the \$35.00 PSF includes the operating costs, estimated at \$8.00 PSF for 2024. Call for details. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net