



## Edmonton Alberta

\$22

Zoned CB1Discover a unique opportunity to lease a 3,192 sqft commercial retail space in the heart of Calder, featuring an additional 2,998 sqft of usable basement space—ideal for storage, operations, or future growth. This property offers an on-site parking lot, along with street parking, ensuring convenient access for both customers and staff. Located along a bus route, the site provides excellent visibility and consistent exposure for your business. The flexible layout is suitable for a wide range of business types, including retail, office, child care, health and wellness services, restaurant, and more. Whether you're launching a new venture, expanding your operations, or relocating, this space offers a rare combination of historical character, adaptability, and prime accessibility in an established community. Designated as a Municipal Historic Resource, this architecturally significant building, rebuilt in 2019, blends character with functionality. The property proudly retains its iconic "Shop Easy" sign, adding distinctive charm that sets it apart from conventional commercial spaces. (id:6769)

Listing Presented By:



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