

# \$175,000 - 3170, 40 Christie Park View Sw, Calgary

MLS® #A2248728

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Christie Park, Calgary, Alberta

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..

Built in 2022

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2248728   |
| Price      | \$175,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                                |
|-------------|--------------------------------|
| Address     | 3170, 40 Christie Park View Sw |
| Subdivision | Christie Park                  |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H2V4                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 35                |
| Zoning         | CN-2              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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