

# \$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	10
Zoning	CN-2

### **Listing Details**

Listing Office	CIR Realty
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