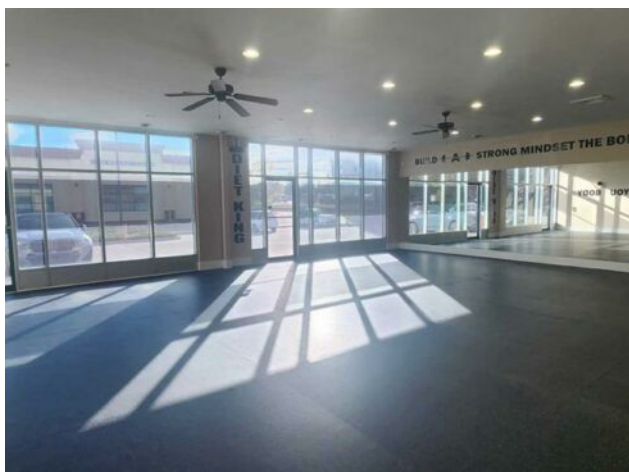


**2763 SUNRIDGE Way NE  
Calgary, Alberta****MLS # A2267553****\$11,388 per month****Division:** Sunridge**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,744 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Ideal space for your business in a strip mall. In a busy plaza right off Sunridge way. Featuring 3744-sqft of usable space. Recently used for yoga studio & gym. This location is near hotels, personal service retailers, Basha foods, McDonalds, Tim Hortons, liquor store, vape shop, nails and beauty salon, Italian restaurant, Gospel church, Seafood City, Winners, Home Sense, car dealers and Sunridge mall. All these retailers are minutes away. Excellent location for your new business venture. Easy access to Barlow trail, McKnight and the Airport. The unit can be potentially divided into 2 smaller units if required. Book now to view. RENT LISTED IS INCLUDING THE OPERATION COST