

\$66 - 3170, 40 Christie Park View Sw, Calgary

MLS® #A2254784

\$66

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Christie Park, Calgary, Alberta

Welcome to Christie Crossing! This completely built-out space is 1,116 square feet. 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 \$66 PSF and Operating Costs are \$25 PSF. Water is included in the Operating Costs. Lease will be brand new and seeking a min of 5 years lease. Please note that there is potential for a second floor of 589 square feet. Refer to Supplements.

Built in 2022

Essential Information

MLS® #	A2254784
Price	\$66
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	September 5th, 2025
Days on Market	60
Zoning	CN-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.